

REPORTS
ON THE
REVENUE SETTLEMENT
OF THE
NORTH WESTERN PROVINCES

OF THE BENGAL PRESIDENCY,
UNDER REGULATION IX, 1833.

BY AUTHORITY.

VOL. II. PART I.

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INDEX OF CONTENTS

OF

VOL. II. PART I.

<i>District.</i>	<i>Page.</i>
1. SHAHJEHANPOOR,	1 to 32
2. MUTTRA,	33 — 96
3. MYNPOOREE,	97 — 176
4. AGRA,	177 — 250
5. ETAWAH,	251 — 346
6. CAWNPOOR,	347 — 394
7. FUTTEHPoor,	395 — 424
8. ALLAHABAD,	425 — 442

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF SHAHJEHANPOOR.

CONTENTS.

PAGE. PARA.

1. 1. Extent of operations. Number of pergunnahs, mouzahs and mehals. Juma.
2. 2. Mehrabad. Lands of superior and inferior quality.
- „ 3. Rajpoots—majority of the malgoozafs and cultivators. Chundelas. Puthans.
- „ 4. Khera Bujherah. Thakoors of the Jhughara caste.
3. 5. Meeranpoor Kuttra. General feature of the pergunnah. Cultivators of various castes.
- „ 6. Jelalpoor. Soil extremely fertile, producing finest sugar-cane and other valuable crops.
- „ 7. People of industrious habits. Malgoozars Kutheria Thakoors. Koornees.
4. 8. Murowree. Partially fertile. Proprietors Rajpoots.
- „ 9. Negohce. Capabilities not of high grade. Rice the staple crop.
- „ 10. Tilhur a Mussulman town. Inhabitants Puthans. Arranged into high and low lands, the first of excellent quality, the second unproductive. Cultivators of various castes.
5. 11. Heavy assessment. Abatement of juma.
- „ 12. Causes of over-assessment.
- „ 13. Statement shewing result of former settlement.
6. Depressed condition of the people. An effect of over-assessment.
- „ 14. Proprietors in circumstances of extreme indigence caused by heaviness of juma.
7. „ Good effect of the system of non-interference. Khera tehsil. The mode of realizing the revenue.
- „ 15. Distribution of total. Pergunnah jumas effected by revenue-rates.
- „ 16. Second class mouzahs of three pergunnahs, viz., Khera Bujherah, Mehrabad and Tilhur.
8. 17. Bunkuttee illaqua.

PAGE. PARA.

8. 17. Standard rate of 1-8 per acre. Comprehends the pergunnah of Meerutpoor Kuttra. Third general class revenue-rate of 1-12 per acre takes in the 1st class mouzahs.
9. 18. The last three general classes comprising the sugar districts.
- „ 19. Observations on the general classification of standard revenue-rates.
10. „ Method adopted in forming an accurate judgment regarding the relative capabilities of each mouzah.
- „ 20. Statement shewing the general result of the different classes of estates and the juma demandable and fixed.
11. 21. Advantages of mouzahwar classification of soil.
Difference between a good and bad turauñ soil.
- „ 22. Statements of proprietary responsibilities and their object.
12. 23. The great mass of estates in the district held on zemindaree townures leased on hereditary succession. The principle on which settlement statements are prepared.
- „ 24. Remarks on statement showing the extent of seer lands held by sudder malgoozars and sharers.
13. „ Instances in which division of profit and loss can take place with exactness according to each man's share.
- „ 25-26. How the zemindaree tenure can be most perfect. Observations on inequalities in seer holdings. Illustration given by an imaginary case.
14. „ Seer statement given of great use.
- „ 27. Zemindaree estates with seer lands unequally distributed partake of the nature of the imperfect putteedaree tenure.
15. „ Division of imperfect putteedaree townures into two kinds.
- „ 28. Bhyachiarah and putteedaree estates considerable in Mehrabad. Their division into thokes and puttées.
- „ 29. Talooka of Khundhur presents several interesting townures. Number of mouzahs and thokes.
16. 30. Two modes in which the bundphantas or assameewar rent rolls are prepared and verified.
- „ 31. Distinction between the modes described. The use of ishtihars.
17. 32. The 4th plan adopted to secure the preparation of proper rent rolls. Its advantages.
- „ 33. The effect of the above check.
- „ 34. Remarks regarding the revenue-rates of the settled pergunnahs compared with those of Bareilly.
20. 35. Provision for the adequacy of the jageers and stipends of the police servants.
22. 3. Arrangement of former report adhered to.
- „ 4. Financial remarks on settlement now reported.
23. 5. System of assessment.
- „ 6. Table of deduced rates.
- „ 7. Situation of pergunnahs now reported.

PAGE. PARA.

PERGUNNAH SHAHJEHANPOOR.

- „ 8. Its situation and soil.
 „ 9. Former assessment.
 „ 10. Classification.
 „ 11. Comparative table showing financial result of settlement of Shahje-
 hanpoor.

PERGUNNAH BURRAGAON.

24. 12. Its situation and soil.
 „ 13. Former assessment.
 „ 14. Classification.
 „ 15. Comparative table showing financial result of settlement of
 Burragaon.

PERGUNNAH POWAEEN.

25. 16. Its situation and soil.
 „ 17. Classification.
 „ 18. Comparative tables showing financial result of settlement of
 Powaeen.
 26. 19. Remarks on new assessment.
 „ 20. Talookadarce illaqua of Powaeen.

PERGUNNAH KHOTOUR.

- „ 21. Its situation and soil, and present condition.
 „ 22. Tenures as explained by Mr. J. Muir.
 27. 23. Instructions of Sudder Board of Revenue.
 „ 24. Proceeding of Mr. J. Muir under these instructions.
 „ 25. Satisfactory to all parties except the old farmer.
 „ 26. Estates the property of Government.
 „ 27. Individual proprietary right now recognized in them.
 „ 28. Mr. Muir's probable motives for this step.
 28. 29. The Question to be determined by Government.
 „ 30. Different villages in the pergunnah.
 „ 31. New assessment and arrangement for improving waste lands.
 „ 32. Classification.
 29. 33. Comparative tables showing financial result of settlement of
 Khotaur.

PERGUNNAH POORUNPOOR SUBNA.

- „ 34. Situation, condition and soil.
 „ 35. Classification.
 30. 36. Comparative table shewing financial result of settlement of
 Poorunpoor Subna.
 „ 37. Remarks on new assessment.
 „ 38. Forest lands.

PAGE. PARA.

31.	39.	Notice of other points requiring remarks.
„	40.	Duties performed by different officers.
„	41.	Papers of liabilities.
„	42.	Rentals.
„	43.	Misls.
32.	44.	English papers.
„	45.	Conclusion.

REPORT

ON THE

SETTLEMENT OF THE DISTRICT

OF

SHAHJEHANPOOR.

No. A.

To

Commissioner of Bareilly,

Dated 5th September, 1838.

SIR,

I have the honor to submit my settlement papers for the past season 1837/38. The extent of operations is exhibited as follows :—

Tehsildaree division.	Pergunnah.	No. of mouzahs according to forms 2 and 3	No. of mouzahs according to form 4.	Former juma.	Revised juma.
Khera Bujherah,	Khera Bujherah,	98	102	43,524	36,145
Jelalpoor,	Jelalpoor,	110	132	76,517	61,324
Ditto,	Meeranpoor Kuttra, ...	29	36	15,669	12,599
Ditto,	Murowree,	31	31	21,008	18,255
Tilhur,	Tilhur,	203	203	98,432	83,258
Ditto,	Negohee,	141	141	72,057	62,026
Mehrabad,	Mehrabad,	330	332	1,39,354	1,12,684
	TOTAL, ...	942	977	4,66,561	3,86,791

The settlements, therefore, include 4 tehsildaree divisions (one of which, Khera Bujherah, is at present managed by a peshkar) comprising 7 pergunnahs, which contain 942 mouzahs or 977 mehals, of which

the juma was formerly 4,66,679, and has now, by the present revision, been fixed at 3,86,791.

2. When I come to explain the grounds of the assessment, I shall be able to generalize the capabilities of the settled pergunnahs by a classification into six heads, but in the first instance it will be necessary to give a short account of each of the 7 pergunnahs. I begin with Mehrabad which is the most southerly pergunnah of this district, better known from the name of its head town Jelalabad, which is situated half way between Shahjehanpoor and Furruckabad. The area of pergunnah Mehrabad is 242 square miles, of which there are 137 square miles to the south, and 105, to the north, of the Ramgunga. The tract of country lying across (that is to the south of) the Ramgunga, stretches out as far as the Ganges, the two rivers being about 15 miles apart. The best lands in the pergunnah are those which adjoin the Ramgunga, the Ganges and the Soate or Yar Wufadar, a river which, flowing from the Budaon district, falls into the Ganges below Mehrabad. All the lands, on the contrary, situated back from these rivers, are of inferior quality. Those of this description to the north, of the Ramgunga are high and sandy, while the tract of country lying between the Ramgunga and Ganges, with the exception of the low lands, above referred to, in the vicinity of the rivers, is equally poor. The latter is known as the *bunkuttee* illaqua, having a bad soil, interspersed with extensive dhâk jungles, and with but a very scanty population.

3. Mehrabad is almost exclusively a Rajpoot pergunnah, the majority of the malgoozars and cultivators, being of that caste. These thakoors are found in three classes, *viz*: 1st. The kuthea thakoors in the bunkuttee illaqua and towards the Ganges. 2ndly. The chundelas, a colony from Shoorajpoor; who are met with in the talooka Khundhur, and in the central parts of the pergunnah near the Ramgunga: and 3rdly. The Powars in the bhoor villages on this side the Ramgunga, in the neighbourhood of the Oudh territories. There are, likewise, a number of Puthan families who reside in Jelalabad khass, and who hold estates in different parts of the pergunnah.

4. Khera Bujherah is a continuation up the river, or to the north-west, of that portion of Mehrabad, which lies on the north side of the Ramgunga. Its area is 65 square miles. Its capabilities are very similar to those of Mehrabad. The only good villages are those in the turaen of the Ramgunga or low land near that river, the rest of the pergunnah having a sandy or bunkuttee soil. The people are mostly all thakoors of the Jhungghara caste. These Jhunggharas, who are said to be a branch of the former Rajpoots, are found principally in Khera Bujherah, and the Bareilly pergunnah of Fureedpoor, and in pergunnahs Sulempoor and Ooseit of Budaon, they are divided into two distinct classes of

bhoor Jhungharas and *turaen Jhungharas*; these distinctions, no doubt, originally received their derivation from the two opposite parts of the country, *viz.*, the high lands, and low lands, inhabited by the Jhunghara tribe, so that in process of time two castes have been formed, which are now as completely separate as any other two clans of Rajpoots. The original difference of the local position of the two tribes does not, however, at present hold good, as many *bhoor Jhungharas* are to be found in the low lands and *vice versa*. The *bhoor Jhungharas* are considered to be the highest caste of the two classes; they are met with chiefly in Furreedpoor; whereas in Khera Bujherah there are only one or two *bhoor* families, all the rest being *turaen Jhungharas*. The latter are sub-divided into five classes of *juggoo*, *nibboo*, *tibboo*, *hotee* and *nuktee*, each of which has its own batch of villages, inhabited by thakoors of its own denomination. The names are evidently derived from those of some ancestors of the brotherhood.

5. To the north of Khera Bujherah, lies the small pergunnah of Meeranpoor Kuttra, called from the town of Kuttra, which is situated on the high road between Bareilly and Furruckabad; its area is only, 24 square miles. Its mouzahs are somewhat scattered, and consequently of rather varying capacities, but the general feature of the pergunnah is, that it consists of high land of a tolerably good quality, superior to that of the *bhoor* and *bunkuttee* soils of Mehrabad and Khera Bujherah. Many of the *malgoozars* are non-residents, and the cultivators are of various castes.

6. The next pergunnah, to the north of Meeranpoor Kuttra, is Jelalpoor (having an area of 78 square miles) of which the head town is Khodagunj, a well known sugar mart. It is situated to the south of the Bareilly pergunnah of Beesulpoor, and there is a detached batch of villages, which may be called the talooka Bumrowlee, lying several miles to the east, in the centre of the Beesulpoor estates. There is a considerable variation in the capabilities of pergunnah Jelalpoor. One half of it, including chiefly the high or *bhoor* lands at a distance from the Gurra river, and in the vicinity of pergunnah Kuttra, is only of an indifferent quality. Those mouzahs, on the contrary, which are near the river and also several in the talooka Bumrowlee, are of first rate capabilities, equal to the standard of Beesulpoor. The soil is extremely fertile, producing the finest sugar-cane and other valuable crops.

7. Jelalpoor is an exceedingly well cultivated pergunnah, and the people are of very industrious habits. The *malgoozars* throughout, the whole pergunnah are nearly all Kutheria thakoors, and in the *bhoor* illaqua many of the cultivators are of the same caste. In the first class, or sugar mouzahs, however, there are a great number of Koormee ryots, who in like manner with their brethren of Beesulpoor, are most substan-

tial agriculturists. The kutherias of Jelalpoor are the most ancient class of Rajpoots in Rohilcund, their name being evidently connected with the old designation of the province, which is *kuthere*. Most of the other thakoor tribes of Rohilcund, appear to have originally emigrated from other parts of the country in consequence of intermarriages with the kutherias.

8. The small pergunnah of Murowree with an area of only 25 square miles, was at one time a dependency of Beesulpoor, the north east corner of which pergunnah it adjoins, having to the south the Bumrowlee talooka of Jelalpoor. It is also a sugar pergunnah, but not in general fertility equal to the first class mouzahs of Jelalpoor and Tilhur. The slight difference seems to arise from the situation of Murowree, nearer to the forest, the vicinity of which is in some degree prejudicial to agriculture. There are a number of Rajpoot proprietors in Murowree, most of whom are of the Tank tribe.

9. Murowree is the most northerly of the settled pergunnahs, and turning back towards the south-east, we come to Negohee, a pergunnah, of which the area is, 106, square miles. It runs north and south from the south-eastern corner of Beesulpoor down to Tilhur. Its capabilities, with the exception of a few fine sugar villages, are by no means of a high grade. The tract of country composing the pergunnah has principally a mutteear soil, of which the staple crop is rice, while in the better villages some sugar is grown in addition to the rice. The general feature of the pergunnah, therefore, is that it is a rice country, and no classification of mouzahs is required, those which are better or worse than the average being regarded in the light of exceptions. About one half of Negohee belongs to the family of Nuwab Keramut oollah khan (a descendant of Hafiz Rehmut khan) a resident of the town of Shahjehanpoor. The other half is held chiefly by Rajpoots of the Cossip caste.

10. Leaving Negohee to the north, and crossing the Gurra river, we reach the pergunnah of Tilhur, with an area of 122 square miles, which stretches as far south as to the boundaries, of Khera Bujherah and Mehrabad. The pergunnah naturally is arranged into two divisions, *viz.*, the high, and low lands, the productive powers of which are vastly different. The low lands of the Gurra, including mouzahs situated within about 4 miles of that river, although not equal in fertility, generally speaking, to the Jelalpoor 1st class lands, are of excellent quality, and produce good sugar-cane. The tract of second class villages lies chiefly towards Mehrabad and Khera Bujherah, commencing from the south of the low lands, where the face of the country changes to a high, sandy and unproductive soil, possessing not one-half the value of the first class or sugar-lands. These two tracts of country are known in the pergunnah as the bhoor and turaen illaquas. Tilhur khass is strictly speaking a Mussulman town, the greater

part of the inhabitants being Puthans of the *kunkur surwanee*, and yoossuph zuhee tribes. The Puthans are the chief proprietors of the turaen estates, and also of a few of the bhoor ones. In several of the fine sugar mouzahs, there are koormee cultivators, but the relative number of this class of ryots is not quite so great as in the Jelalpoor 1st class estates. In the bhoor illaqua on the contrary, the malgoozars and cultivators are mostly thakoors of the Jhunghara, bacchil and chundelee castes.

11. Having thus given a short statement of the capabilities of each of the pergunnahs, and of the people belonging to them, I now come to explain the state in which I found them as regards the assessment. When I pronounce them all to have been labouring under the pressure of a very heavy assessment, my assertion will not be startling to any one acquainted with the condition of Rohilcund. The pergunnahs in question, till the 4th settlement, formed part of zillah Bareilly, and underwent the same processes of settlement in former times which that district did. It is well known that the Bareilly district was over-assessed, and that by Regulation VII of 1822 settlements, by summary settlements, and by settlements under Regulation IX of 1833, reductions, of which the aggregate may be stated at 2 lacs, have at different times been granted. The 7 pergunnahs of Shahjehanpoor, now settled, had hitherto been favored with but little relief, and it is therefore not to be wondered at, that on a total juma of 4,66,679, I have now allowed abatements amounting in all to 79,887.

12. The over-assessment of these pergunnahs may be traced in a great measure, more particularly in three tehsildaree divisions out of the four, to the great increase of revenue that was imposed under former settlements, the enhancement of juma since 1210 being more than the resources of the majority of estates were adequate to. The fresh revision of the assessment, particularly at the third and fourth settlements, was made the means of raising the juma as much as possible, an object, the furtherance of which, was enjoined as the peculiar duty of all the pergunnah tehsil officers, particularly of the canoongoes. To the latter, rewards even were held out, and accordingly it is said that Dheeree Dhur, the canoongoe of Mehrabad received the present of an elephant from Mr. Trant, for his exertions in being instrumental in raising the juma of that pergunnah at the 4th settlement. The consequence of these enlargements of assessment has been, that the people have been kept in poverty ever since; that numbers of malgoozars have been ruined, and that, except in favorable seasons, great difficulty has been experienced in the realization of the revenue.

13. The following statement shews the result of former settlements on the juma of the 4 tehsildaree divisions, comprising the pergunnahs, which are the subject of this report.

Tehsildaree division.	Juma of 1st settlement.	Juma of 2d settlement.	Juma of 3d settlement.	Existing juma.
Khera Bujherah,	8,741	10,148	35,428	43,524
Mehrabad,	81,410	81,491	97,221	1,89,354
Tilhur Negohee,	1,00,965	1,00,150	1,39,963	1,70,489
Jelalpoor,	1,06,746	1,03,805	1,21,301	1,13,194
Total, ...	2,97,862	2,95,594	3,03,908	4,66,561

It appears that the argument of the preceding paragraph, founded on progressive increase of juma from the 1st to the 4th settlement, is in a much less degree applicable to the tehsildaree division of Jelalpoor than to the other three. Nevertheless Jelalpoor was as much an over-assessed division as any of the others. The pergunnahs forming it, were even at the cession, fully cultivated, and many of the villages being of old celebrated for their sugar, and the people for their industry, it came to pass that at an early period the assessment was fixed at an excessive amount, the effect of which has been, that the condition of the people has hitherto been one of extreme depression. The high pressure of the Jelalpoor juma was a matter of notoriety, and I became aware of it, in the first instance, upwards of two years ago, when engaged in the settlement of the adjoining pergunnah of Beesulpoor. It is evident also, that pergunnahs so circumstanced as to have but little culturable land for future improvement, (and that little, chiefly in the poorer villages) when settled for a period of 20 years, require to have the benefit of moderate terms. I shall only add with regard to the tehsildaree division of Jelalpoor, that the fact of former over-assessment, and the necessity which existed for the reductions now granted, are fully established by a comparison of the *revised* revenue rates of the pergunnahs, which it includes, with those of the other settled pergunnahs.

14. The condition in which I found the people of the different pergunnahs as I visited them, one after another, (independent of the consideration of temporary embarrassments arising out of the past calamitous season) proved how much they stood in need of alleviation of assessment. The great mass of the proprietors are in circumstances of extreme indigence, caused, I have reason to believe, principally by the heaviness of the juma. The thakpoors of Mehrabad, Khera Bujherah, and Jelalpoor, and the Puthans of Tilhur, are alike impoverished. The exceptions of wealthy malgoozars are very few, and those of this description met with, appear to have gained their substance from other sources than the profits of their estates. It is matter of surprise how, under such circumstances, the

juma was realized, but this it was found had only been done with very great difficulty and distress to the people. Things, however, had come to a crisis, and could not have gone on much longer without a reduction of assessment. The introduction of the system of non-interference, on the part of the tehsildars, with the internal arrangement of the village communities, had the effect of restoring matters to their natural level. The old vexatious plan of collecting was well adapted to promote the realization of a heavy juma, and it was only under its influence that the former assessment of the settled pergunnahs could have been collected. The collections by the tehsildar extended, not merely to the sudder malgoozars, but also to the putteedars, and frequently to ryots, in other words the mode of realizing the revenue, was one, which assumed when necessary, the form of kham tehsil. In the bhyacharah estates of Mehrabad, such as talooka Khundhur and others, this practise was always resorted to, and as soon as it was put a stop to, in consequence of the legal method of non-interference being enforced, heavy balances ensued.

15. The data from which I deduced the fact of over-assessment were gathered separately for each pergunnah, but the actual result has been nearly the same in all cases. My original estimates of decrease, calculated previously to the settlement of the pergunnahs, have been but little altered by the detailed assessments, although, perhaps, greater reductions on account of individual mehals were found necessary, than I had anticipated. The distribution of the total pergunnah jummas was effected chiefly by the help of revenue rates assumed as standard, after a careful investigation regarding the resources of each pergunnah. For the three pergunnahs of Meeranpoor Kuttra, Murowrae, and Negohee, *pergunnah rates* were found sufficient, without any further classification of mouzahs. The capabilities of all the other pergunnahs, however, were so various, that it was necessary to divide each into 2 classes of mouzahs, having separate revenue rates. These classifications and assumptions of standard rates were decided on at different times, as my settlement operations advanced. But in consequence of classes of mouzahs possessing similar capabilities, occurring in different pergunnahs, and therefore having exactly the same standards, I am enabled to exhibit the general distribution under 6 heads, and I commence with the lowest grade.

16. 1st.—The lowest kind includes the 2nd class mouzahs of three pergunnahs, *viz.*, 1st Khera Bujherah, 2ndly Mehrabad, 3rdly Tilhur, styled the bhoor and bunkuttee illaqa. These three pergunnahs unite in their boundaries, and include each a considerable portion of a high sandy tract of country, which runs parallel to the Ramgunga from Khera Bujherah to the Oudh boundary in the Mehrabad pergunnah below Jelalabad. The features of this tract are the same all long, the soil being chiefly of the poorest quality of bhoor, growing only the most inferior products such as

bajra, &c. The bunkuttee illaqua on the contrary, exclusive of a few villages of this class in Khera Bujherah, lies principally in Mehrabad and between the Ramgunga and Ganges. The area of this illaqua is extensive, and the cultivation little in comparison, but this arises from the jungly nature of the country. Its soil in the first place, is of a very inferior quality, the capability of which is expressed by the word *khaput*, meaning a stiff unproductive clay, which hardens very soon, unless it receives a very abundant supply of rain or irrigation. The illaqua is by no means salubrious, and there is a great want of population; with such drawbacks, it is not to be wandered at, that there are large tracts of dhâk jungle and other reclaimable land to be met with in the bunkuttee country. I need hardly observe that the name bunkuttee had its origin in the existence of *bun* or jungle, in the illaqua, so denominated. It is an object of vast importance that this part of the country should undergo improvement, and that the population should be increased. This end, it is to be hoped, will be gained by the benefits of a moderate assessment and a long lease. In both the bhoor and bunkuttee illaquas, the standard rate which I have fixed upon, is only 1 Rupee per acre on the cultivation, which, from all the inquiries I have made, is as high a rate of assessment as this particular part of the country can prosper under. The existing rent rates in both illaquas are the same, *viz.*, averaging 4 annas per cutcha beegah of Tilhur, or about 1-8 per acre, from which and from other data procured in the pergunnahs, the above revenue rate has been deduced.

17. 2ndly.—The next standard rate of 1-8 per acre, comprehends the small pergunnah of Meeranpoor Kuttra, and the 2nd class of mouzahs of Jelalpoor, which for the most part are contiguously situated. The capabilities of this general class are superior to those of the preceding one, the soil being less sandy, or encumbered with jungle, and producing somewhat better crops. Hence the rate of assessment is a good deal higher.

3rdly.—The 3rd general class having a standard revenue rate of 1-12 per acre, takes in the 1st classes of Mehrabad and Khera Bujherah mouzahs, and the pergunnah of Negohee. The former, *viz.*, the Khera Bujherah and Mehrabad 1st class mouzahs, lie in the low lands adjoining the Ramgunga, Ganges and Soate rivers. The soil is moist and produces good juwâr and rubbee crops, but the more valuable products are hardly at all grown. Thus sugar-cane in the pergunnahs of Mehrabad and Khera Bujherah is scarcely any where to be met with. The thakoor pretends to say that growing it is unlucky, but the real reason of its not being cultivated is, that the soil is not adapted for it. The Negohee soil, although estimated at the same valuation, is of a different quality, being mostly of a hard and dry, instead of a moist nature, and having a great deal of rice cultivation, paying rent rates which average from 6 to 8 annas per cutcha beegah. There are a number of poor villages, however, in Negohee, the rent rates

of which do not range so high, whereas a few villages, in which much sugar is grown, are cultivated at higher rates.

18. The last three general classes comprise the sugar districts, as follows:—

General class.	Pergunnah or class of mouzahs.	Standard revenue rates.
4th	Murowree,	2 per acre.
5th	1st class mouzahs of pergunnah Tilhur, ..	2½
6th	1st class mouzahs of pergunnah Jelalpoor, ...	2¾

These gradations have been regulated by the comparative fertility and actual condition of the tracts of country to which they refer. The Jelalpoor mouzahs are the finest of all, producing first rate sugar and indigo, and with numerous koomnee cultivators, who pay rent rates as high as from 10 to 12 annas per cutcha beegah; on the other hand a considerable part of Murowree being situated at no great distance from the forest, and not being quite so fertile, the rent rates average about 8 annas per beegah, and the revenue rate is in proportion. Again the capabilities of the Tilhur mouzahs are, notwithstanding their celebrity for sugar also, not quite equal to those of the Jelalpoor villages, but better than those of Murowree. Hence, on investigation a medium rate of assessment was fixed upon for Tilhur.

19. The above general classification of standard revenue rates, ranging from 1 Rupee to 2-8 per cultivated acre, does not present a greater diversification than the varied nature of the component tracts of country called for. In the distribution of the total juma of each pergunnah, the revenue rates, above detailed, for each class, were taken as standards of assessment, modified with reference to the circumstances of each individual mouzah. It is absolutely necessary, in order to render the distribution equitable, that liberal allowances should be made for variations in the capabilities of mouzahs, and condition of the people, otherwise many poor villages will become over-assessed, and others of superior fertility run the chance of under-assessment. The checks available for determining the variations and exceptions, to be allowed from the revenue rates, are derived from information furnished—1st, by my own personal observations in the pergunnahs—2nd, by the estimates and statements of the tehsildar and canoongoes, which I have before me at the time of settlement—3rdly, by the verbal statements of the people themselves, who are all interested in the fairness of the distribution of the pergunnah juma. I always invite the people to discuss the comparative resources of the estates undergoing settlement, and the grounds for their

assessment, and often elicit valuable information in this manner. I never finally determine upon the juma of an estate except in public, and generally, when fixing the assessment, hold proceedings on about 25 estates a day, until I finish the pergunnah. This being in the presence of the parties concerned, and of an assembly of the most respectable zemindars of the pergunnah, who are encouraged to express their opinions on the subject, and to communicate their local knowledge, I find no difficulty in being able to form a pretty accurate judgment regarding the relative capabilities of each mouzah. The distribution of the total juma of talooka Khundhur, an immense bhyacharah holding in Mehrabad, over the component mouzahs (71 in number) and thokes, occupied three days, and was made by me in concert with the communities collected together for the purpose. I had intended to leave the distribution entirely to the communities themselves, but owing to the magnitude of the undertaking, the number of interests involved, and the jealousies existing between some of the thokes, I was obliged to assist in the decision.

20. The variations above referred to, relate to the assessment of individual mouzahs. The following statement shews the general result for

General class.	Revenue rate.	Pergunnah or class of mouzahs.	Cultivated area in acres.	Juma demandable at revenue rates.	Juma actually fixed.	Actual revenue rate of juma fixed.
1st or lowest.	1 Re. per acre of cultivation.	Mehrabad 2nd class mouzahs,	33,464	33,464	38,215	1 2 3
		Khera Bujherah 2d class mouzahs, ...	11,032	11,032	12,801	1 2 7
		Tilhur 2nd class mouzahs,	26,947	26,947	32,187	1 3 0
2nd	1-8	Meeranpoor kuttra. Jelalpoor 2nd class mouzahs,	7,808	11,712	12,599	1 9 10
		Mehrabad 1st class mouzahs,	15,160	22,740	23,943	1 9 3
		Khera Bujherah 1st class mouzahs, ...	39,417	68,930	74,469	1 14 2
3rd	1-12	Negohee, ..	13,319	23,309	23,344	1 12 1
		Murowree,	36,082	63,143	62,026	1 11 6
4th	2	Tilhur 1st class mouzah,	9,222	18,444	18,255	1 15 8
5th	2-4	Jelalpoor 1st class mouzahs,	21,255	47,824	51,071	2 6 5
6th	2-1	TOTAL, ...	15,628	39,020	37,881	2 6 9
			2,29,334	3,66,615	3,86,791	1 11 0

each of the different classes of estates, and exhibits the juma demandable at the standard revenue rates, and that actually fixed, from which it appears that the mean variation is very trifling—on a juma of nearly four lacs;

the net variations amount only to about—twenty thousand Rupees. In 8 out of 11 classes, the juma fixed is about that demandable at the revenue rates, whereas in 3 classes, *viz.*, in Negohee, Murowree, and the Jelalpoor first class mouzahs, it is rather below that amount. The reason of the latter variation is, that in the three above-mentioned classes, a greater number of individual mouzahs were found, which, from their peculiar circumstances were incapable of bearing the full revenue rates—than I had expected. At the same time all the variations are so insignificant as hardly to require notice. The general result is, I think, satisfactory, and shews that the settled pergunnahs cannot be considered to have been under-assessed. On the whole cultivated area, the revenue rates would give a total juma of 3,66,615, whereas the total juma actually fixed amounts to 3,86,791. This reasoning of course, only holds good, supposing the revenue rates to be founded on correct data, which I believe them to be.

21. The classification of mouzahs according to their general capabilities, renders the more uncertain classification of kinds of soil in individual mouzahs, of but secondary importance. Hence the calculations at rent and revenue rates in the columns of the village form No. III, have been made only on the aggregate cultivation of each mouzah. The classification of soil in mouzahs is recorded under the heads of *turaen* and *bhoor*, the former including all the land entered in the khusras as doomut and mutteear, and the latter only that entered as bhoor. With a mouzahwar classification, however, much reference to these returns for the purposes of assessment is in a great measure dispensed with. I have to observe also, that there is an immense difference between a good and a bad *turaen* soil. Thus the unproductive hard soils, called by the people khaput, and bunkuttee, come under the head of *turaen*, because they are recorded in the khusras as mutteear, which they really are, although the worst description of mutteear. This species of *turaen*, therefore, is of as bad a quality as the poorest bhoor. Again, there are some kinds of bhoor approaching to doomut, which are almost as productive as the best *turaen*. I make these remarks that no misapprehension may occur regarding the kinds of soils, recorded in the village forms, as they have little to do with the grounds of assessment, which was based on a classification of mouzahs.

22. I come now to the subject of statements of proprietary responsibilities, drawn out after the settlement of the juma. These statements are prepared under the superintendence of the tehsildars, with the assistance of mootsuddees, instructed in the modes laid down by me for their guidance. The object enjoined is the recording, with the consent of all concerned, the actual state of each village community. Where the malgoozars are non-residents, this is a matter of easy accomplishment,

but more difficult with regard to estates held by resident proprietors, and complex, in proportion to the number of interests implicated. It is essential to the due preparation of these documents, that they should be signed by all the sudder malgoozars, sharers or putteedars in possession, which condition being fulfilled, they are forwarded for my approval. On being compared and found correct, ishtihars are issued for the information of any who may be dissatisfied. All petitions of dissent are disposed of according to the existing rules of settlement. Parties out of possession are referred to the civil court. A similar order is passed regarding the dissent of any sharer, who claims more than he has been in possession of during the period allowed by law. Should any disputes occur cognizable by the circular rules of practise, they are referred to punchayuts.

23. The great mass of estates in this district is held in *zemin-daree* tenures. Under this denomination, as I understand the matter, are included all estates in which the lands, being undivided, the payment of the government juma, and division of profit and loss among the proprietors, are regulated solely, or almost solely, by certain fixed shares. Such tenures are evidently based on hereditary succession, modified by the peculiar circumstances of each case, and taken in contradistinction to *hilyacharah* or imperfect putteedaree tenures imply, that the *bonâ fide* profit or loss on the whole estate is accounted for to each sharer (with certain modifications in some cases) according to the extent of his share. In the settlement statements which are prepared, however, it is to be observed, that no share is recorded contrary to actual possession. We have nothing to do with a mans' theoretical rights, or what would be his hereditary share, but have only to record that which he actually does hold. On this fundamental principle the statements are drawn out, exhibiting, where there is any specification of juma or separate responsibility of shares, the information required by the Board's circular orders of 27th September 1833. Provision is made for the modes of collection, for the distribution of profit and loss among the sharers, and the future appointment of sudder malgoozars. On this latter head, one of two arrangements is generally adopted. It is declared either that the present sudder malgoozars' heirs are to succeed them, or that all the sharers concerned are to have a voice in the nomination of the successors, a majority deciding in case of any difference of opinion.

24. For *zemindaree* estates, a second statement is required, shewing the extent of seer lands held by each of the sudder malgoozars and sharers. In my former settlements these lands used to be entered in the *humsphanta* or rent roll; but as they relate to proprietary rights, I latterly thought it advisable that they should be exhibited in a separate statement, giving the area of seer held by each sharer, and the rates of contribution upon it. The importance of this document is apparent, as

the nature of its returns affects the tenure of the estate. In the preceding paragraph I stated that, in zemindaree holdings, the profit or loss on the whole estate is accounted for to each sharer. Now in a village in which the proprietors cultivate seer, the division of profit and loss can only take place with exactness according to each man's share in the following instances. 1st. If the extent of seer held by each proprietor be in proportion to his zemindaree share or nearly so, that is, if his single seer lands are in the same ratio to the aggregate of all the seer lands, as his zemindaree share is to the whole estate. Under such circumstances, in closing the year's accounts, any uniform contribution of whatever rates on the seer, as for example, whether of 2 annas or of 8 annas per beegah, would give each proprietor his just proportion of the profit or loss on the whole estate, according to his zemindaree share. 2ndly. If the extent of seer held by each proprietor is not in proportion to his share, the result would still be the same, if the accounts were made up by charging the whole seer lands at assameewar rent rates. 3rdly. This would also be the case, if those proprietors who hold seer, in excess of what they ought to have in proportion to their shares, are made to account for this excess at assameewar rates.

25. The zemindaree tenure, or holding by shares, will be most perfect, where seer lands are held or accounted for as in the above instances, or where there are no seer lands at all (as is generally the case where the proprietors are non-residents) to interfere with the distribution of profit and loss. But inequalities in the seer holdings often occur, as the seer lands in possession of the proprietors are seldom in proportion to their zemindaree shares. It may happen that one man, who is perhaps proprietor of a 10 biswa share in the zemindaree, happens to be poor, and has only been able to cultivate a few fields on his own account, whereas a 5 biswa sharer in the same estate, who has the means and a considerable agricultural stock, may be in possession of 2 or 3 hundred beegahs of seer. These would be extreme cases, but there are few estates, in which some such inequalities in the seer holdings do not exist. A common custom in this district is, that a certain rate per beegah is charged on the seer lands, lower than the average assameewar rent rates, as for instance 4 annas per cutcha beegah in good estates, and 2 annas in poor ones, while the assameewar rents of the mouzah average 8 annas or 4 annas respectively. The difference between the assameewar rent rates, and those actually contributed, contributes a profit to the seer-holder, and as accounts are only rendered at the fixed seer rates, the distribution of seer in some degree modifies the zemindaree shares, as illustrated by the following imaginary case :—

Sharers.	Fractional zemindaree share in biswas.	Area of seer lands in beegahs.	Value at actual assameewar rent rates, averaging 8 annas per beegah.	Amount contributed at fixed seer rates \pm annas per beegah.	Profit to seer-holder.
Gunga Singh, ...	10	120	60	30	30
Dumbar Singh, ...	6	160	80	40	40
Mohun Singh, ...	4	136	68	34	34
TOTAL, ...	20	416	208	104	104

The tenure being zemindaree, the distribution of profit and loss from the assameewar collections, and payment of the government juma, are regulated by the fractional shares, but not so with regard to the seer. The distribution of the seer lands being unequal, (the 10 biswa sharer for example, having less seer in proportion to his share than his two partners), while the seer-holders only account to one another at 4 annas per beegah, although the intrinsic value of the land is 8 annas, creates in reality a discrepancy in the division of the profits of the whole estate. Thus in the above instance, as far as the seer lands are concerned, the 4 biswa proprietor draws more profit than the 10 biswa sharer. It follows, therefore, that where fixed seer rates prevail, the greater the extent of the seer lands in an estate, and the more unequal the distribution of them among the proprietors, with reference to their several shares, the less perfect or pure, is the zemindaree tenure.

26. Since the settlement papers represent the state of things *as they are*, this seer statement, in zemindaree tenures, is of great use. It shews the seer cultivation of all the sharers, and the rates as agreed to by all parties, at which they are to account to one another for these lands. It forms an appendix to the statement of zemindaree responsibilities, and is in like manner signed by all concerned.

27. Zemindaree estates with seer lands unequally distributed, as explained in paragraph 25, partake in some measure of the nature of the imperfect putteedaree tenure, but they have this difference, that the sharers *account* to one another at certain fixed rates for their seer or lands held in severalty, and that the payment of the government juma is regulated entirely by the zemindaree shares, so that should any loss have to be made good, the amount would be calculated on those shares. In imperfect putteedaree estates, there is no such rendering of accounts for the land held in severalty. Of this tenure (imperfect putteedaree) there are

not many instances in this district, and therefore it is needless to say much regarding it. The imperfect putteedaree tenures which I have met with, may be divided into two kinds.

1st. The first is the *bach, h* tenure, as described in the 25th paragraph of the Board's circular of 27th September 1833. In estates so held, there is no such thing as defined fractional shares, but part of the lands being held in common, and part in severalty, the division of profit and loss takes place by a *bach, h* on the latter. Every man's share is therefore virtually represented by the extent of lands held by him in severalty.

2nd. The 2nd kind was first described to me by Mr. Robinson of Furruckabad, and although of rare occurrence in this district, yet a few instances of it have been met with. In estates held under this tenure, as in the 1st kind of imperfect putteedaree, a portion of the estate is undivided and a portion divided. The proceeds of the former portion, which is the joint property of all the *shamers*, are distributed according to certain fractional shares, with reference to which and also to the extent of land held in severalty, a separate *juma* has been fixed, with the consent of the whole body of proprietors, for each putteedar.

28. The number of *bhyacharah* and putteedaree estates is pretty considerable, particularly in Mehrabad. Such estates are divided into *thokes* and *puttees*, which are distinct holdings. It is always necessary to guard against fabricated statements of divisions of land, which do not exist. Thus statements of one or more *puttees* containing *exactly* to *biswas* and *buswansahs*, the same quantity of land are sure to be false or nominal. Such fabrications are successfully checked by the preparation of separate *khutteenee* and *terij* for each division. Besides the general statement of a putteedaree *mouzah*, a different statement of responsibilities is taken for each *thoke* or *puttee*, and likewise a separate *bundphanta* or *assameewar jumabundee*, in addition to the separate *khutteenee* and *terij*. Separate statements of this kind are required to record the internal arrangements of each division, which is in reality a distinct holding, having a tenure of its own. The internal tenure of a *thoke* or *puttee* may be *zemindaree*, or imperfect putteedaree, or putteedaree, and it is therefore necessary that it should be treated accordingly.

29. The talooka of Khundhur in Mehrabad presents several interesting tenures. The number of *mouzahs* in the talooka is 71, some of which are held on *zemindaree* tenures, but the greater on putteedaree. There are nearly 20 general *thokes*, each of which is made up of *puttees* and shares, scattered through certain *mouzahs* of the talooka. There are hardly, therefore, more than half a dozen *mouzahs* out of the 71, the holdings of which are the same. The interior management of the different *thokes* is also of various complexions.

30. I shall now mention the modes, in which the *bundphantus* or assancewar rent rolls are prepared and verified. Well aware of the importance of these documents, I have in all my settlements both of Barilly and Shahjehanpoor, endeavoured to ensure by them protection to the ryots. The returns of land exhibited in these statements are based on the khusrak, and must, therefore, tally with the terij and khutteonce. Money rent rates are almost universally paid in the pergunnahs which have been settled, and those rates are mostly *beeghowta*, or so many annas per beegah, instead of *chookowta*, or so much per field or fields. This circumstance furnishes a method of testing, which I not unfrequently adopt. From local information acquired at the settlement, I know almost without referring to the misl, the rent-rates common in many mouzahs. Besides, if an estate has been equitably assessed, we can calculate from its revised juna, what under ordinary circumstances would be its *jumabundree*. Distributing this amount over the total number of beegahs in cultivation, we obtain an average rent rate per beegah for the mouzah, the correctness of which, as a standard, is quite sufficient for the purposes of comparison. The inspection, therefore, and examination of the rent rolls with advertence to such standard rent rates, will be a check against frauds. Variations are to be expected in the rent rates paid by different ryots of a mouzah, as much almost as in the revenue rates paid by different mouzahs in a pergunnah or class of mouzahs, but a reference to the standard rent rate, deduced as above, will enable one to detect whether, on the whole, the entries in the rent roll are too high or too low.

31. The above may be considered as mode the first of verification, and is practised chiefly by myself personally. Its adoption is not intended for every mouzah, as it is only a plan for testing by taking up cases at different times, and here and there in the several pergunnahs. The 2nd mode, or verification by ishtihars, on the contrary, general, applying to every case. The system has only been introduced during the present season, since the receipt of the Board's orders on the subject, and has been productive of beneficial effects.

3rdly. A certain number of mouzahs in each pergunnah have their rent rolls verified by the tehsildars. Previous to the introduction of the plan of ishtihars, I required that every rent roll should be subjected to the test of this process. The tehsildar goes to the village, and publishes the contents of the rent roll to the ryots collected together for the purpose, and ascertains its correctness or otherwise from their mouths. A statement of the performance of this duty is drawn out by the tehsildar and put into the misl. Now that ishtihars are used, it does not appear necessary that every rent roll should be verified in this way, but only a certain number, (say one-fourth of the whole) are taken in differ-

ent parts of the pergunnah. This is a system similar to that of purtalling khusras, but on a more extensive scale.

32. The 4th plan which I pursue, to secure the preparation of proper rent rolls, and the communication of their contents to the cultivators, is like the 2nd, a general one, being applicable to every mouzah. A Hindee copy of each rent roll is prepared by the putwaree *for the use of the ryots*. It is attested by the canoongoe, and forwarded to my office, when it is examined, signed by me, and sealed. It is then returned to the tehsildar, by whom it is deposited in trust for the ryots, with the moquddum (unless where the moquddum is himself the malgoozar of the estate) or some influential cultivator, chosen by the ryots themselves as their trustee. The advantages of this plan are two-fold. 1st, supposing the ryots are satisfied with the returns of the rent roll, which they will be if it has been rightly prepared, the copy furnished will be useful to them for future reference. 2ndly, should, on the contrary, the three checks above described, *viz.*, by ishtihar, &c., have failed in preventing frauds having been practised on the ryots, the true state of things would probably be brought to their knowledge by this means, because a copy of the rent roll being thus placed at their disposal, all would soon learn its contents, as far as they themselves were concerned. If they at length discovered that the rents recorded in their names were over-charged, they would still be in time to lodge a complaint to that effect, and redress would be afforded them by the annulment of the fabricated rent roll, and the preparation of a new and proper one in its stead. The receipts of the moquddum or *trustee ryot* for his copy, is required to be filed with the papers of each mouzah.

33. The combination of the above checks and verifications, must tend to promote the accuracy of the rent rolls. I have reason to believe that the ryots appreciate the value of these documents, and in this I judge, by the number of petitions I receive from cultivators on matters connected with their rent rolls. They are aware in most pergunnahs that they have only to file a petition of dissent, to entitle them to have their rents judicially decided upon by a punchayut. I may observe, that I oblige the tehsildars to furnish me with weekly reports, exhibiting the progress made in preparing for each pergunnah, both the zemindaree responsibility statements, and the assameewar rent rolls, with a detail for the latter of the relative number of mouzahs, whose rent rolls have undergone, during the week, the processes of verification above described.

34. I shall conclude this report by a remark or two regarding the revenue rates of the settled pergunnahs of this district, as compared with

those of Bareilly. The Shahjehanpoor rates are as follows :—

Pergunnah.	Former jumna.	Revised jumna.	Total area acres.	Malgozaree area.			Average rate per acre on total area.	Average rate per acre on total malgozaree area.	Average rate per acre on cultivation.
				Cultivated acres.	Culturable acres.	Total malgozaree acres.			
Mehrabad, ...	1,39,354	1,12,684	1,54,858	72,821	65,313	1,38,194	11 7	13 1	1 8
Khera Bujherah, ...	48,524	36,145	41,939	24,551	11,032	35,433	13 9	1 4	1 7
Meeranpoor Kuttra, ..	15,669	12,599	15,367	7,808	4,415	12,223	13 2	0 6	1 7
Jelalpoor, ..	76,517	61,824	49,667	30,788	7,973	38,761	1 3 11	1 9 6	2 0 3
Murrowree, ..	21,008	18,256	15,713	9,232	2,500	11,732	2 7	1 1	3 15
Negohee, ..	72,037	62,026	67,684	36,082	24,707	60,789	14 10	1 0 4	1 11 6
Tilthur, ..	98,432	83,258	78,134	48,202	21,705	69,907	1 0	1 3 0	1 11 2
TOTAL, ...	4,66,561	3,86,791	4,23,357	2,29,334	1,37,695	3,67,029	14 7	1 0 10	1 11 0

The above statement, it is to be observed, is by *pergunnahs*, four of which are divided each into two distinct classes of mouzahs, as explained in a former part of the report. A reference, therefore, to the result on the 6 general classes, the details of which are given in paragraph 20, will be useful for the sake of comparison. It appears that the revised settlements in this district have been made at a general average revenue rate of 1-11 on the total cultivation, whereas the average on the whole Bareilly district was 2 Rupees. This difference of 5 annas per cultivated acre is satisfactorily accounted for, by the greater preponderance of indifferent and poor soils in the Shahjehanpoor settled *pergunnahs*, than was found to exist in the Bareilly district. The dis-

proportion between the extent of the bad and good lands in Shahjehanpoor, is shewn by the following statement :—

General class as detailed in paragraph 20.	Standard revenue rate of each general class.	No. of mouzahs involved.	Areas of each general class.			Percentage of the cultivated area of each general class on the total cultivation.
			Total acres.	Cultivated acres.	Culturable acres.	
1st or lowest,	1 Rupee per cultivated acre.	314	1,41,813	71,443	58,410	32
2nd	1/8	85	40,861	22,968	8,804	10
3rd	1/12	367	1,67,448	88,818	56,896	38
4th	2/	31	15,713	9,222	2,500	4
5th	2/4	91	33,349	21,255	7,501	9
6th or best,	2/8	54	24,173	15,628	3,584	7
TOTAL,		942	4,23,357	2,29,334	1,37,695	100

The 3rd general class, which is the largest of all (its cultivated area being represented by 38, when we assume the total cultivation to be 100) having a standard revenue rate of 1-12, may be pronounced to comprehend land of indifferent quality, neither good nor bad. The good soils are included in the 4th, 5th and 6th classes, and the bad soils in the 1st and 2nd. The proportion between the areas of *good*, *indifferent* and *bad* soils will therefore be as follows :—

Quality of soil.	Percentage on total cultivation.
1st. Good soils, comprising the 4th, 5th and 6th general classes.	20
2nd. Indifferent soil, comprising the 3rd general class.	38
3rd. Bad soils, comprising the 1st and 2nd general classes.	42

Hence the total cultivation, taken at 100, is made up of good, indifferent and bad soils, in the proportions of 20, 38, and 42. As the indifferent and bad soils preponderate so much in the Shahjehanpore settled pergunnahs, I cannot consider the general rate resulting from the revised assessment to be at all too low. Now disproportion between poor and fertile soils, does not by any means prevail to such an extent in the Bareilly pergunnahs, except, perhaps, in Fureedpore and Crorc. When I bear in mind this important fact, and also the circumstance that the number of rajpoot proprietors and cultivators, with reference to the total population, is greater in Shahjehanpore pergunnahs than at Bareilly, I

cannot but be of opinion, that the difference between the Shahjehanpoor and Bareilly revenue rates is accounted for on sufficient grounds.

35. Provision for the adequacy of the jageers and stipends of the police servants in the settled pergunnahs has been made on the principles laid down in the correspondence noted in the margin.* All chowkeedars, whose former incomes, exclusive of perquisites, were found to be less than 12 Rupees per annum (the value at average rent rates of 5 pukka beegahs of fertile land in this district) have had their amount brought up to that standard. A separate statement containing the details of these arrangements is drawn out by the tehsildar for each mouzah, and filed with the misl, and when the jageer has to be added at the settlement, the chowkeedars *dakhilnamah* for the new land, is also required, to ensure his actually obtaining the benefit of the augmentation.

SHAHJEHANPOOR
SETTLEMENT OFFICE,
The 12th July, 1838.

I have the honor to be, &c.

J. W. MUIR,
Settlement Officer.

P. S. Agreeably to the orders contained in your letter of the 29th August 1839, No. 39 A, and in that of the Secretary to the Sudder Board dated 21st August, I have the honor to report, for final confirmation, the settlements of 6 estates, originally of pergunnah Jelalpoor and now belonging to Fureedpoor. From circumstances already explained by former letters, the settlements of these estates were, through oversight, left in an unfinished state by Mr. Collector Conolly in his Fureedpoor proceedings, and in order to complete them, it was found necessary to propose certain amendments on that gentleman's assessment as exhibited below. The new arrangements which take effect from 1246, have already been approved of by the Board, and are now submitted for final sanction. The names and jummas of the estates are as follows, and I have appended them to the general forms III and IV of pergunnah Jelalpoor.

Estate.	Juma fixed by Mr. Conolly.	Revised Juma.			
		1246	1247	1248	1249 to 1261
1 Etowrea,	440	240	340	440	440
2 Bhoorea,	170	100	110	120	170
3 Bhittoora,	200	130	160	180	200
4 Bisseeppoor,	150	100	100	100	100
5 Nugurca,	170	125	125	125	125
6 Kotah,	215	110	120	150	150
TOTAL,	1,345	805	955	1,115	1,185

SHAHJAHANPOOR
SETTLEMENT OFFICE,
The 5th Sept., 1888. }

J. W. MUIR,
Settlement Officer.

No. 14.

To

*Commissioner Burielly.**Dated Cawnpoor, the 12th July, 1840.*

SIR,

I have the honor to report the completion of the settlement of zillah Shahjehanpoor.

2. It is much to be regretted that these settlements have not been reported by the officer by whom they were so ably conducted, but fortunately the late Mr. Muir has left on record, in his report of the 5th September 1838, a full explanation of the system adopted, and I hope from my own knowledge of the district, and the notes of Mr. MacCutchan, Deputy Collector, to be able to supply the required local information regarding the pergunnahs, the papers of which are now submitted.

Arrangement of former report adhered to.

Financial remarks of settlement now reported.

3. With the view of preserving uniformity, I will adhere, as closely as possible, to the form and arrangement of the report just alluded to.

4. The extent and result of the settlement operations now reported are exhibited in the following table :—

Pergunnahs.	No. of mou- zals according to forms 2 & 3	No. of mou- zals according to form No. 4.	Former juma.	Revised juma.
Shahjehanpoor,	539	560	2,79,880	2,66,705
Burragaon,	136	144	78,248	68,985
Powaeen,	434	434	2,09,098	1,91,367
Poorunpoor Subna,	373	374	39,345	63,281
Khotaur,	290	294	22,012	49,946
TOTAL,	1,772	1,806	6,28,583	6,40,284

Giving on the whole an increase of	Rupees,	11,701
Assessment on resumed maafee,	"	25,200
Difference, throwing out resumed, maafee, } or decrease on former juma,	"	13,499

5. The system of assessment adopted by Mr. Muir will be found fully detailed in paras. 15 to 21 of the report already
 System of assessment. alluded to. His plan was to class the villages according to their capabilities of soil and irrigation, and to deduce a fair revenue rate on the acre of cultivation, which should be taken as a standard, to which to approximate the rates of all the villages coming within the same class.

6. The following is the table of rates deduced for the pergunnahs now under report.

1st or best class,	...	...	3	Rupees	7	acre or cultivation.
2nd	...	...	2	4	0	ditto
3rd	...	...	1	12	0	ditto
4th	...	...	1	8	0	ditto
5th	...	...	1	0	0	ditto
6th or lowest,	...	...	0	12	0	ditto

7. The portions of the district now reported, consist of the country in the immediate vicinity of the town and station of Shahjehanpoor and of the northern pergunnahs of the district. I will notice these briefly in succession.

SHAHJEHANPOOR.

8. This pergunnah lies round the town of the same name. The soil varies much. Near the town and along the rivers
 Its situation and soil. Gurra and Khanout it is rich and produces excellent sugar-cane, but towards Kant and the Mehrabad boundary a light bhoor soil prevails and rent rates are very low.

9. The former assessment gave the rates cul. 1-13-4, mal. 1-5-8. It was considered high, particularly that of the
 Former assessment. villages which had come under the operation of Regulation VII of 1822, and the collections were more difficult than those of any other pergunnah in the district, with the exception of Mehrabad.

10. The pergunnah was separated into 3 classes. The first or best class comprises the southern villages. The 2nd class villages lie to the north and east, and the western portion forms the 3rd or inferior class.

11. The following table shows the deduced rates applied to each of these classes. The juma produced by that rate, and the juma actually fixed.

Comparative table showing financial result of settlement of Shahjehanpoor.

Class.	Deducted Revenue rates on cultivation.	Cultivated area in acres.	Juma demandable at revenue rates.	Juma actually fixed.	Rate on cultivation on new juma.
1st,	2 4 0	43,776	98,496	1,04,458	2 5 11
2nd,	1 12 0	72,108	1,26,189	1,23,940	1 11 5
3rd,	1 0 0	36,583	36,583	38,307	1 0 9
	TOTAL,	1,52,467	2,61,268	2,66,705	1 12 0

The former juma was ... Rupees, 2,79,880 cul. 1 13 4 mal. 1 5 8

The new juma (resumed }
 maafee inclusive,) ... } " 2,66,705 " 1 12 0 " 1 4 7

Decrease " 13,175

The juma on resumed maafee is, Rupees 17,750 so that the actual reduction in the old Khalsah land amounts to Rupees 30,925.

BURRAGAON.

12. Lies north of Shahjahanpur. It is perhaps the richest pergunnah in the district. The Khanout, famous for its situation and soil. the sugar-cane produced along its banks, runs through the pergunnah. Water is every where near the surface, and the cultivators are mostly koormees, kisans and lodhees, all noted for their industry and skill.

13. The collections were made with regularity previous to the late unfavourable seasons, but since the drought of Former assessment. 1245 F. S., there has been considerable distress, and the existing rate on cultivation, 2-10-8, being out of all proportion high, compared with the other pergunnahs of the district, it was determined to allow a large reduction.

14. Like Shahjahanpur, the pergunnah was separated into 3 classes. The first two classes are chiefly in the east and north. Classification. The west and south villages forming the 3rd class.

15. The following table shews the deducted rates applied to each of these classes. The juma Comparative table shewing financial result of settlement of Burragaon. produced by that rate, and the juma actually fixed.

Class.	Deducted revenue rates on cultivation.	Cultivated area in acres.	Juma demandable at revenue rates.	Juma actually fixed.	Rate on cultivation on new juma.
1st,	3 0 0	7,944	23,832	23,506	2 15 4
2nd,	2 4 0	16,138	36,130	36,165	2 3 10
3rd,	1 12 0	5,254	9,194	9,314	1 12 4
	TOTAL,	29,336	69,336	68,985	2 5 6

The former juma was, ... Rupees, 78,248 cul. 2 10 8 mal. 1 12 9
 The new juma (resumed }
 maafee inclusive) is,... } „ 68,985 „ 2 5 6 „ 1 9 4

Decrease, ... „ 9,263

The juma on resumed maafee, is Rupees 1,749, so that the actual reduction in the old khalsah land amounts to Rupees 11,012.

POWAEEN

16. Lies east of Shahjehanpoor and south of Burragaon. With its situation and soil. the exception of the tract of country called Sunwut, which lies between the Goomtee and Bynsee nuddees, and in which a light bhoor soil prevails, the pergunnah resembles Burragaon in being very fertile and producing fine sugar-cane. In all respects, however, Burragaon has the advantage, as the majority of the cultivators in the 2d, 3d, and 4th classes of Powaeen are Rajpoots, much inferior to the cultivating classes in Burragaon.

17. The pergunnah was divided into 4 classes. The 1st comprises chiefly the villages belonging to the ranee, and the division called the Koor meat, where the koor mees are thickly located. The 2d and 3d classes are composed of the villages lying between the Khanout and pergunnah Negohee to the south-west, in which tracts of bhoor land are to be met with, and the 4th class consists of the bhoor country already alluded to, called Sunwut, and the villages bordering on the great jungle.

Comparative table shewing financial result of settlement of Powaeen.

18. The following table shews the deduced rates applied to each of these classes, the juma produced by those rates, and the juma actually fixed.

Class.	Deduced revenue rate on cultivation.	Cultivated area in acres.	Juma demandable at revenue rates.	Juma actually fixed.	Rate on cultivation on new juma.
1st,	3 0 0	12,539	37,617	37,482	2 15 10
2nd,	2 4 0	23,316	52,461	50,283	2 6 6
3rd,	1 12 0	33,717	59,005	60,695	1 12 9
4th,	1 0 0	53,181	53,189	42,907	0 12 11
TOTAL,		1,22,753	2,02,284	1,91,367	1 9 0

The former juma was, ... Rupees, 2,09,098 cul. 1 11 4 mal. 1 4 6
 The new juma (resumed }
 maafee inclusive) is,... } „ 1,91,367 „ 1 9 0 „ 1 2 3

Decrease, ... „ 17,731.

The juma on resumed maafee, is Rupees 1,440, so that the actual reduction on the old khalsah land amounts to Rupees 19,181.

19. So large a reduction was not contemplated in this pergunnah, but the soil of the inferior classes was so very poor, that Mr. Muir did not think it expedient to adhere closely to his deduced rates, and the result has been, as shown above, a reduction of Rupees 19,182.

20. The talookdaree illaqua of Powaeen forms a portion of this pergunnah, but as every step taken in the settlement of that illaqua has already been reported, it is needless to go over the old ground again. Mr. Muir's reports of the 11th December 1838 and the 24th January 1839, exhibited the grounds for placing the management under the Court of Wards. My letter of the 26th March 1840, forwarding copies of instructions issued by me to Mr. Deputy Collector MacCatchan, shows the mode in which the proprietary moquddumee rights were determined, and my letter of the 8th June last, with your reply of the 10th idem, will explain the result of the whole.

KHOTAUR.

21. This pergunnah adjoins Oudh on the eastern frontier of the district, and touches on the great teraie jungle. It is divided into 4 great talookas, viz:—

- 1st. Talooka Chandpoor.
- 2nd. Talooka Khotaaur.
- 3rd. Talooka Mujhra.
- 4th. Talooka Nuglah Pundrah.

The soil is naturally good and water lies near the surface, but the pergunnah has been sadly neglected, or rather wilfully ruined by the late farmer, Rajah Khooseeal Singh. The cultivation has been retrograding instead of advancing, as in other parts of the district bordering on the teraie. The population is thin, and from the quantity of uncleared land, the climate is very unhealthy. Little or no sugar-cane is grown, rice, the less valuable khureef and rubbee crops, form the principal produce, and butaie rates are common.

22. For the former history of this pergunnah I beg to refer you to Mr. Muir's report of the 2nd July 1838. It is clearly shown in that report, that the zemindaree rights were vested in a community of kutheria Rajpoots, of whom Rajah Khooseeal Singh was the head or talookadar, and that, although only a petty sharer in the zemindaree rights, the Rajah had taken advantage of his situation as government farmer, to exclude the brethren from any share in the management or profits. Mr. Muir in

the same report has dwelt on the Rajah's bad conduct as a malgoozar and zemindar, which is too well known to you to require any notice here, and finally it was recommended that, at the present settlement, the rights of all the proprietary community should be declared and protected.

Instructions of Sudder Board of Revenue. 23. The Sudder Board of Revenue in reply, dated the 14th August 1838, coincided with all Mr. Muir's views, and gave instructions for the protection of the rightful owners of the soil.

Proceeding of Mr. J. Muir under these instructions. 24. Acting under that authority, Mr. Muir's first step was to appoint a punchayut to determine the rights of the kuthe-ria brethren. The court of arbitration, whose proceedings were carefully watched over by Mr. Muir personally, first decided the rights by genealogical descent of all the sharers, and then partitioned the villages amongst the brethren according to their rights, as so decided. In conformity with that decision, engagements were taken from the several sharers for the villages allotted to them, where they were qualified to manage the malgoozaree, and where from age, infirmity, or from being females, the declared proprietors were disqualified, the estates were let in farm and a malikana allowance granted.

Satisfactory to all parties except the old farmer. 25. These arrangements appear to have given entire satisfaction to all parties, with the exception of Rajah Khooseeal Singh, and he does not object on the ground of any informality in the proceedings or decision, but still insists on his title to be recognized as sole proprietor of the whole pergunnah.

Estates the property of Government. 26. In pergunnah Khotaur there are 132 estates in which there have hitherto been no acknowledged proprietors. About one-half of these are partly reclaimed, the remainder were at the time of settlement under jungle.

Individual proprietary right now recognized in them. 27. In preparing the present records, Mr. Muir has bestowed on all the engagers the title of mo-quddums, and has given to them the privileges of proprietors.

Mr. Muir's probable motives for this step. 28. There are no records nor notes to help me in ascertaining the grounds for this innovation, but I am informed by Mr. MacCatchan and the other officers who are most likely to be acquainted with Mr. Muir's views, that it was his intention to recognize the proprietary rights of the present malgoozars, as a reward for their industry in reclaiming the lands, and as a spur to future exertions.

29. It is clear, however, that this is a question for the government, and not for us, to decide, and with that view I propose to address you separately on the subject, in a report, wherein I will consider the advantages and disadvantages of the measure proposed by Mr. Muir. In the meantime, without altering the papers of liabilities, I have given the present engagers to understand, that their recognition as proprietors, will depend upon the pleasure of government, and I would recommend that an extract from this part of my report, be forwarded to the Collector for his information.

30. From the foregoing remarks you will perceive, that there are 3 descriptions of villages in this pergunnah, viz :—

1st. Villages which have been settled with the proprietors, as acknowledged by the punchayut.

2nd. Villages which on account of the recusancy or disqualification of the proprietors, have been let in farm and a malikana allowance assigned—and,

3rd. Villages the property of government, let to farmers under the name of moquddums.

To prevent mistakes, I will forward distinct lists of the villages forming each of the above divisions.

31. The existing rate being so low as 10 ans. 2 pie per acre, an increase was of course contemplated, but in consequence of the ruined state of the pergunnah, it was found requisite to extend the russuddee leases to 1260 F. S. Mr. Muir, although I am informed he did his utmost to endeavour to meet the wishes of the Sudder Board of Revenue, as expressed in their letter, dated the 14th August 1838, and induced Mr. Barron and other enterprising individuals to visit the pergunnah, did not succeed in getting any engagements on clearing leases, and was forced to make such other arrangements as appeared to him adapted for the improvement of this waste land by long progressive jumas.

32. The villages were classed and rated as follows :—

1st. class turaen and irrigated bhoor, situated chiefly in Khotaur
2-4-0 per acre.

2nd. class inferior in soil and irrigation to the preceding, situated in Khotaur and Chandpoor... 1-8-0 per acre.

3rd. class inferior to the two preceding, scattered over all the talooka. ... 1-0-0 per acre.

4th. class consisting of recently reclaimed villages mostly situated in talookas Muzra and Nugla pundra, 1-12-0 per acre.

33. The following table shows the deduced comparative tables showing financial result of settlement of Khotaur. rates applied to each of these classes, the juma produced by that rate, and the juma actually fixed.

Class.	Deduced revenue rate on cultivation.	Cultivated area in acres.	Juma demandable at revenue rates.	Juma actually fixed.	Rate on cultivation on the new juma.
1st,	2-4 per acre,	4,518	10,141	12,995	2 14 0
2nd,	1-8 „	3,879	5,819	4,721	1 3 6
3rd,	1-0 „	10,773	10,773	8,615	0 12 10
4th,	0-12 „	11,601	8,702	7,124	0 9 10
Jungle or waste.		3,814	2,860	* 16,386	0 0 0
TOTAL,		34,585	38,295	49,841	1 7 0

The former juma was, ... Rupees, 22,012 cul: 0 10 2 mal. 0 2 6

The new juma (resumed }
maafee inclusive) is, } „ 49,841 „ 1 7 0 „ 0 6 0

Increase, ... 27,829

The juma on resumed maafee is Rs. 2,888 so that the actual increase on the old khalsah lands amounts to Rs. 24,941.

POORUNPOOR SUBNA

34. Is the northern pergunnah of the district and borders on the Almorah teraie. The zemindaree and malgoozaree are confined to a few individual bunjurahs, thakoors and Musulmans, all of whom have been steadily and extensively encroaching on the jungle since the former settlement. The soil is good, rice is the chief produce, but sugar-cane and wheat are also grown to a considerable extent.

35. The pergunnah was divided into 2 classes. The villages adjoining the cultivated pergunnahs forming the 1st, and the villages bordering on the teraie the 2nd, and rates were assigned to each, but as the settlement proceeded, Mr. Muir appears to have found, what I believe has generally been experienced in those tracts of the country which border on the teraie, that the uncertainty of crops

* NOTE.—In the area yielding this assessment, there are 45,768 acres of improvable land.

and variations of value of land are such, as to make it impossible to determine the assessment on those general principles which have succeeded in the more highly cultivated districts.

Comparative table, shewing Financial result of settlement of Poorunpoor Subna.

36. The following table shows the deduced rates applied to each of these classes, the juma produced by that rate, and the juma actually fixed.

Class.	Deduced revenue rate on cultivation.	Cultivated area in acres.	Juma demandable at revenue rate.	Juma actually fixed.	Rate on cultivation on new juma.
1st,	1-8 per acre	11,497	17,245	* 17,010	1 7 8
2nd,	1-0 „	71,573	71,573	45,869	0 10 3
Jungle,	„	4		402	0 0 0
TOTAL,		83,074	88,818	63,281	0 12 2

The former juma was, ∴ ∴ ∴ Rupees, 39,345 cul. 0 7 2 mal. 0 2 2

The new juma (resumed }
maafee inclusive) is, } „ 63,281 „ 0 12 2 „ 0 3 6

Increase, 23,936

The new juma on resumed maafee, is Rupees 1,363, so that the actual increase on the old khalsah lands amounts to Rupees 22,573.

37. From the above table it appears that there has been an immense variation between the juma at deduced rates, and that actually determined in the 2nd class. Still the increase has been very large and the new rate 12 annas is, I believe, very nearly what the Sudder Board of Revenue have determined that land, situated in the forest, ought to pay.

38. There is an immense tract of forest within this pergunnah, comprising an area of acres 1,30,759. It appears that this tract of country was surveyed into 5 large circles, which were assigned as follows—4 circles to Madho Tandeh and 1 to Goojrowra and Jutpoora. Mr. Muir has, unfortunately, left no record of the grounds on which this division was made. It was probably considered that the right of the pasturage and of selling timber, which the zemindars of the villages just mentioned have hitherto exercised in the forest, gave them a right of proprietary occupancy in the waste land in question, and I believe there are no individual rights infringed by the arrangement, but before consenting to place such a large tract of country in the hands of a few individuals, and thereby lessen the chance of its being made pro-

ductive, the government will, I conceive, wish for some more exact information on the subject, than it is in my power at present, or without local inquiry, to afford, and I would therefore recommend that Mr. Buller, the Commissioner for the adjustment of boundaries with Oudh, be requested to report on the rights of individuals to the 5 forest circles in question, and also regarding 38 mehals across the surjoo, supposed to belong to the pergunnah of Poorunpoor, but excluded from this settlement on account of a claim advanced by the Oudh Government.

Proceeds to notice other points requiring remarks. 39. Having thus briefly run over the different divisions of country and explained the mode of assessment, I will notice such other points as seem to require remark.

40. The whole of the assessment and malikana allowances were determined, and the village remarks for pergunnah Shahjehanpoor were recorded by Mr. Muir, before he left Shahjehanpoor. The superintendence of the khewuts and assameewar jumabundeas, and the preparation of the misls and English papers were entrusted to Mr. MacCutchan, the Deputy Collector, under whom were placed the tehsildars of Powaeen and Shahjehanpoor.

Papers of liabilities. 41. In the talookadaree of Powaeen you are aware, considerable delay and difficulty were experienced in getting up the papers of liabilities, from the officer entrusted with that duty not having a clear understanding of the nature of the moqud-dumee tenures, with that exception the khewuts have been very well drawn out, and, generally speaking, they were so simple that it was almost impossible to go wrong, for Shahjehanpoor is the only one of the 5 pergunnahs under report, in which putteedaree or bhyacharah holdings exist. In the northern pergunnahs the tenures are of recent origin, and have not yet assumed the contemplated forms, which frequent succession have produced in the thickly populated parts of the country.

Rentals. 42. The rentals were prepared on the plan explained by Mr. J. Muir in his settlement report, already referred to. In the northern pergunnahs, and particularly in Poorunpoor and Khotaur, this document is useless as a reference, since the cultivators change their fields and rates every year.

Misls. 43. The misls have been prepared precisely in the same manner as those which were submitted by the late Mr. J. Muir, and approved by the Sudder Board of Revenue, in their letter of the 6th September 1839. The papers do not exactly correspond with the form laid down in the printed circular, but they omit no one point of the information required.

44. The English papers have been prepared by Mr. Deputy Collector MacCutchan, who has also written the English remarks in No. II statements, for pergunnahs Burragaon, Powaeen, Khotaur, and Poorunpoor Subna. Mr. MacCutchan is perfectly conversant with this part of the duty, and has performed it entirely to my satisfaction. But on the subject of the conduct of the officers employed in the settlement, I will address you again, when forwarding the various statements prescribed by the printed circular.

45. I believe I have now touched on all those points which seem to require notice. I must close this report as I commenced it, by regretting that it should not have been submitted by that officer who alone was able to have done justice to the subject. It is on the well earned reputation of the late Mr. Muir, and not on this very imperfect report of mine, that the recommendation of the present settlement must rest.

I have the honor to be, &c.,

H. ROSE,

Settlement Officer.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF MUTTRA.

CONTENTS.

PAGE. PARA.

- 34 1.—Reports completion of the settlement of Sonyee, in pergunnah Sonyee Rayuh.
- „ 2.—The late measurement carefully made.
- „ 3.—Accurate preparation of the field jumabundee.
- 34 4.—The ancestors of the present Pacheirah Jaut zemindars.
- „ 5.—The land tenure Bhyacharah in perfection.
- „ 6.—Original sub-division or partition; the proportion allotted to each turf.
- 35 7.—The chuqbundee; the erection of pucka pillars as boundary marks of each estate.
- 36 8.—Tenants at will settled on estates; old Brahmin assamees, their leases often *viva voce* as on paper.
- „ 9.—Rent-free tenures small; alienations made by the zemindars in favor of religious institutions; a byragy's usthul upon every estate.
- 37 10.—Jageer or village service tenures. Juma to be collected by a *bach*, rate demandable from each putteedar.
- „ 11.—Interference with the old proportionate distribution of the Government demand on the respective puttees. Resistance of the Community.
- 38 12.—Certain old groves excluded from the jumabundee.
- „ 13.—Soil and crops poor. Indigo factory of Joar; cotton small; portion of land cultivated; little prospect of improvement.
- „ 14.—Refers to a separate report on the right of putteedars.
- 39 15.—The village bullahurs and chowkeedars; the latter how paid.
- „ 16.—Putteedaree disputes settled by punchayut of the brotherhood.
- „ 17.—Refers to statements of villages settled.
- „ 18.—Concise forms furnished to putwarees. The Canoongoes inefficient; the mofussil establishment insufficient.

PAGE PARA.

- 39 19.—Remarks on qasbah Sonyee and puttees or nuglahs ; Juma.
- 40 20.—The result of the settlement a loss to government.
- „ 21.—Decrease and increase respectively from what period allowed to commence.
- 41 1.—Solicits instructions as to the definition of rights and privileges in certain bhyacharah estates.
- „ 2.—The tenure in pergunnah Sonyee explained.
- „ 3.—The tenure in estates Neemgaon, Sunput, Jhoyee, Lallpoor, Bhoorrah, &c.
- 41 4.—Many inferior putteedars completely ousted, and many of them still cultivate as common assamees.
- 42 5-6.—Proposes two modes of village settlement and solicits instructions.
- 43 1.—Reports completion of revised settlement of the Rayuh division of pergunnah Sonyee Rayuh, and indicates result in a tabulated form.
- „ 2.—Tuppeh Rayuh and description of its mouzahs.
- „ 3.—The lands attached to Rayuh Khas.
- 44 4.—The rugba of certain turfs separate and distinct.
- „ 5.—Measurement with the iron jureeb ; its accuracy.
- „ 6.—The Tehsildar's jumabundee ; its general rate. Observations.
- 45 7.—The Juma.
- „ 8.—Extreme over-assessment in many instances ; individual misery caused by repeated transfers.
- „ 9.—Government juma and demand on account of village expenses raised by an equal tax per beegah chuq on all lands in cultivation ; the principles of the bach, h not interfered with.
- 46 10.—Most of the estates sub-divided into puttees ; in other estates no acknowledged sub-division.
- „ 11.—Mouzah Nagul sub-divided into 16 puttees. Brahmin assamees cultivated the larger portion of shamilat lands.
- „ 12.—The Punchayuts ; remarks on the value of their services.
- 47 13.—Principle with regard to service and rent-free lands.
- „ 14.—The increased juma when demanded, and the decrease why allowed to take effect.
- „ 15.—The putwarees' periodical accounts in what form filed.
- „ 16.—The time occupied in the measurement, settlement and report of the pergunnah, and total expenditure.
- „ 17.—The period the people seemed willing to engage for.
- 48 1.—Forwards report of completion of the revised settlement in pergunnah Muhabun.
- „ 2.—Account of the settlement of 86 mouzahs.
- „ 3.—Detail of circumstances under which revision of the settlement of certain estates was made.
- 49 4.—Explanation of delay in submitting the proceedings in the case of 30 estates.
- „ 5.—The demand of Government on what principles calculated.
- „ 6.—Observations on the measurement of native surveyors.

PAGE. PARA.

- 50 7.—The demand upon the cultivating brotherhood of each estate.
- „ 8.—Result of the Settlement given in a tabulated form.
- 51 1.—Submits certain statements for estates in pergunnah Maat, with maps, &c.
- „ 2-3.—Description of pergunnah Maat.
- „ 4.—The result of the measurements in 44 estates.
- „ 5.—The Shoodkar measurement.
- 50 6-8.—The manner of procedure with the measurement under report.
- „ 9.—Detail of the professional surveyors “not culturable.”
- „ 10.—Area of 3 maafce villages professionally surveyed, with the aggregate area of the whole pergunnah by the professional survey.
- 53 11.—The pergunnah professionally surveyed by Captain Wroughton. Remarks upon the accuracy of the survey and the creditable manner of its execution.
- „ 12.—Assumed rental of villages revised how distributed and classified.
- 54 13-15.—The deductions made under two heads.
- „ 16.—The tenures bhyucharah; the assames tenants at will.
- „ 17.—The malgoozars and lumberdars how selected.
- „ 18.—Malikanah not deducted at one rate, with general remarks on the subject.
- 55 19.—Rates in each village vary according to the supposed capability of soil, and the juma fixed after such deductions as appeared necessary.
- „ 20-21.—Offer suggestions how to calculate the rental of each estate, &c.
- „ 22.—The result of the jumabundee, and deductions.
- 56 23.—Increase and decrease, and net increase. The Kamil juma.
- „ 24.—Pergunnah Maat; number of wells.
- „ 25.—Statement of average of the proposed juma in this pergunnah and the pergunnah settled in each village.
- „ 26.—The average for Maat low.
- 57 27.—Leases granted for how many years. Recommends settlement for 20 years.
- „ 28.—The statistics of the pergunnahs.
- „ 29.—Brief account of three maafce villages Jehangeerpoor, Juraruh and Alowlee Goozur.
- „ 30-31.—What grants resumed and what not.
- 53 32.—What description of gardens charged with rent.
- „ 33.—The result of the proceedings relative to rent-free lands in 44 estates.
- „ 34.—Fixation of a fair juma and equalization of the assessment.
- 59 1.—Submits certain statements for estates composing pergunnah Nooh Jheel.
- „ 2.—Certain estates let in farm; their jummas and period of their revision.
- „ 3.—The whole pergunnah professionally surveyed by Captain Wroughton; completion of the detail measurement in 90 estates.
- „ 4.—The result of the measurement in the 90 estates in acres.
- 60 5.—Refers to the shoodkar incasurement of last settlement.
- „ 6.—Estate of Bhuddunwara; certain items placed under cultivated.

PAGE, PARA.

- 60 7.—Old bunger and gardens how entered in professional survey. Detail of not cultivated.
- „ 8.—The professional survey most accurate.
- „ 9.—Result of the field measurement in the 90 estates not satisfactory. The decrease in the aggregate of cultivated and that in the total area.
- 61 10.—Assumed rental of estates distributed on a classified division into Bara, Munjha, Burha, Khadir, &c., and the deductions how regulated.
- „ 11.—The result of the Jumabundee and deductions in 89 estates; the increase, decrease, &c.
- 62 12.—Leases granted for 12 years; juma lowered.
- „ 13.—Juma of villages let in farm.
- „ 14.—Result of juma for the whole pergunnah.
- „ 15.—Inferiority of pergunnah Nooh-Jheel.
- „ 16.—The tenures almost entirely bhyacharah; few zemindaree estates; the malgoozars how selected.
- 63 17.—The assumees all tenants at will.
- „ 18.—The average of the proposed juma.
- „ 19.—The whole of the maafee tenures inquired into.
- 64 20.—The statistics by the Pergunnah Officers.
- „ 21.—Reports completion of the work of the season.
- 64 1-2.—Submits English proceedings with a general statement.
- „ 3.—States reason of the difference between the recorded ruqbah of the last settlement and the surveyed ruqbah.
- „ 4.—Correspondence between the cultivated lands measured at the last settlement and that at present surveyed; a slight increase in most villages.
- „ 5.—Remarks on the fabrication by the Canoongoes of the mawazanah papers of Saidabad.
- 66 6.—Explains why reasons were not assigned for increasing or decreasing the juma of each estate.
- „ 7.—Rates of the jumabundee of the estate Kurkowlee.
- „ 8.—The rates considered fair.
- „ 9.—The estate well cultivated and the proprietors improved in circumstances.
- 67 10.—The average of the proposed juma high in comparison with other estates.
- „ 11.—Reasons why the average in estates are high.
- „ 12.—Assumed gross rental of the estate Jeekrah how calculated.
- 68 13.—Result of comparison of these rates with those of neighbouring villages.
- „ 14.—Balance at the close of 1233 F. S. and flourishing condition of the estate.
- „ 15.—Causes of the increase of the sum first advanced.
- 68 16.—The proprietors not involved, who have paid up their revenue without running into debt.

PAGE. PARA.

- 68 17.—The rates used by the Tehsildar nominally high; the amount fixed.
- 69 18.—What the new juma is nominally.
- „ 19.—Rates of the estate Mye.
- 70 20.—Amount of Tehsildar's jumabundee; deduction and amount fixed as juma.
- „ 21.—The calculation in the rate book.
- „ 22.—Result of comparison of the amount of jumabundee on the as-samees by the estimate indicated with the amount entered in the nikasee paper. A large proportion of land entered as Munjha.
- 71 23.—The assumed gross rental of the estate Surrott.
- „ 24.—Average in jumabundee; the estate well populated; soil and pro-duce good.
- 72 25.—Calculations in forming the juma; decrease in the former juma.
- „ 26.—Rates used as the basis of the settlement. Refers to pergunnah Saidabad.
- „ 27.—Reasons which make it impossible to use the same set of rates for all the villages composing a pergunnah.
- 73 28.—General practice with all Collectors to form the estimate of the supposed gross rental of an estate by rates in numerous classes of soil.
- „ 29.—Instances in which the new jumabundee is somewhat higher than that on which the settlement has been formed.
- „ 30.—Exertions to fix a fair and reasonable juma for each estate to make the assignment equal, &c.
- 74 31.—The average of the proposed juma of the whole pergunnah. Increased juma taken and the revenue realized with ease.
- „ 32.—Extension of the term of the leases to 12 years.
- „ 33.—Promises transmission of an English statement of the average per acre of the revised juma on the total area, &c.
- 75 1.—Description of pergunnah Juleysur.
- „ 2.—Its boundaries.
- „ 3.—Its figure, length, breadth and total area.
- „ 4.—Surface a flat, soil light and variable.
- „ 5.—Traversed by a nullah.
- „ 6.—199 Mouzabs.
- „ 7.—The principal towns, markets and population.
- „ 8.—Trade; bazars.
- „ 9.—Coarse cloth; glass bottles for rose water.
- 76 10.—Number of houses and of souls; Hindoo places of worship.
- „ 11—12.—Excess of males over females especially among the Hindoos.
- „ 13.—Remarks on female infanticide.
- „ 14.—Proportion of the Hindoo population, village proprietors of various castes.
- 77 15.—The estates not large; the amount of revenue. Acquis'tion of land by one Petumber Singh.

PAGE. PARA

- 77 16.—Zemindaree tenure universal in the pergunnah.
 „ 17.—Remarks on the principle of the distribution of profits.
 „ 18-19.—The Managing lumberdar.
 78 20.—Some estates Thakoratee.
 „ 21.—Money rents the general rule.
 „ 22.—Price of grain.
 „ 23.—Price when highest.
 „ 24.—The dearness of labour : price of gold.
 79 25.—Money rents great burden. Cotton and Indigo sources of advantage.
 „ 26.—Remarks on rubbee and khureef cultivation ; soil suited for the growth of wheat.
 „ 27.—Chunah and millet grown ; also Kungneef and Muroah.
 „ 28.—Indigo chiefly cultivated, sugarcane and tobacco scarcely cultivated ; particulars respecting the Khureef Crop. Table of prices.
 80 29.—Cattle chiefly obtained from Hurriana and Mewat.
 82 30.—Details of the nalgoozaree cultivated area, and the revenue paid to Government.
 83 31.—Weights.
 „ 32.—Rate of interest current in tucceavee advances.
 „ 33-34 —Observations on the rate of interest generally.
 84 35.—General observation on loans, mortgage of landed property, sales of land, &c.
 „ 36.—Detail of the plan of proceedings in execution of the duty intrusted to him.
 „ 37.—Intimates satisfaction of the people with his proceedings.
 85 38.—Avoidance of all intervention between landlord and tenant, explaining to each the provisions of Regulation VIII of 1831.
 „ 39.—The principle of supply and demand not theoretically understood by the natives.
 „ 40.—State of the pergunnah seemingly prosperous.
 86 41.—The total sum levied in the pergunnah it could well bear.
 „ 42.—Why proprietors acquiesce in the higher revenue imposed. Contests between the old renters and the real owners.
 „ 43.—Revenue collected with difficulty, and why.
 „ 44.—Causes which led to an increased demand for many articles of the raw produce of the country, such as cotton, and indigo.
 87 45.—The system of advances to assist the zemindars fallen off, and why.
 „ 46.—The relative states of the pergunnah in the Shoodkar settlement and at the present time afford no sufficient grounds to justify an increase of the assessment.
 „ 47.—The rates severally of Mr. Deede's and Mr. Tyler's mouzahs.
 88 48.—Two grand divisions of irrigated and unirrigated ; reasonable rates for each ; supposititious juma.
 89 49.—Proceeds to detail the principle under which the appointment of the total juma was determined.
 „ 50.—Requires doulas from native officers of the collectorship.

PAGE PARA.

90	51.—Deductions from the jumabundee irregular.
„	52.—Remarks upon the classification of and distinctions in the soils Barn, Munjha and Burha.
„	53.—Comparison of the rates of the village under revision with those of the contiguous villages.
„	54.—Increase and decrease of juma.
91	55.—Total area of lands allowed to remain free of revenue.
„	56.—Abstains from affixing a revenue on land laid out as gardens.
„	57.—Durkhasts taken in every case for 20 years.
„	58.—Cases of boundary disputes or of contested village rights settled amicably by punchayat.
92	59.—The method of procedure adopted in the appointment of the juma amongst the coparceners.
„	60.—Opinion of the natives improved by experience in the settlement.
“	61.—Opinion of the result of any future settlement as affecting the revenue
93	62.—The difference between the khusrah measurement and professional survey.
“	63.—Remarks on measurement of irregular patches of cultivation.
94	64.—Grazing lands of the village.
„	65.—The professional survey a most important check on the khusrah measurement.
„	66.—Preference of the khusrah measurement, as the most correct in the interior measurement.
95	67.—Reasons for retention of the old forms 2 and 3 of the lithographic statements. Reference to three supposititious jumas.
„	68.—Solicits this report may be received with indulgence. Concluding remarks.

REPORT
ON THE
SETTLEMENT OF THE DISTRICT
OF
MUTTRA.

FROM J. G. DEEDES, Esq.,
Collector of Saidabad.

TO C. MACSWEEN, Esq.,
Commissioner of Agra.

Dated Saidabad, the 1st December, 1831.

SIR,

I have the honor to report the completion of the settlement of Sonyee in pergunnah Sonyee Rayuh, the revision of which was authorized by the Governor General on the 21st of last September. The division is composed of 24 estates, the united juma of which for the past Fusslee year, was 54,930 Rupees; of these 24 estates, 18 belong to, or rather have emanated from, Ayra Khara, while the remaining 6 the sub-divisions of qushah Sonyee.

2. The late measurement, with iron jureeb, has been made most carefully, field by field. The tehsildar took great pains with it, and I could detect no errors. Indeed, it appears to me that if a question were to be raised on the subject, it would be as to the practical utility of such extreme accuracy, and such a consequent expenditure of time and money, on the formation of a record, which seems in practice to be so little used, as the field map. It cannot, I believe, be dispensed with, but the more it be simplified the better, for I much doubt whether the new pukka beegah of measurement be often adopted in village transactions among the people themselves, when it differs essentially from the original village beegah.

3. Much labor and much time was also devoted by the pergunnah officers to the preparation of the field jumabundee, formed by dividing all the lands of each village into several classes, and fixing varying rates

for each class, the result of the aggregate of these classifications being about the actual assets of the estate, as ascertained by other tests, and generally known and acknowledged. My opinion has been repeatedly recorded, that this sort of jumabundee is but a detail of the known assets of estates, and convinced as I am of this fact, my attention has been, and continues to be, directed to the best means of curtailing the expenditure of time and labour on this account ; unless this be effected, this settlement will not be carried through much more rapidly, than those in Juleysur and Muhabun, were. The land tax of India is properly a tax in kind, and that of so large a proportion of the produce, that it varied very widely in its returns, according to the seasons, &c. For a varying tax in kind, an unvarying money rent has been substituted, which would hardly, I should conceive, bear to be fixed by a very accurate calculation. I believe the field jumabundee to be as capable of being used to conceal assets as to expose them, while it must be allowed to be a most expensive check, whenever it really can be depended on as such. The jumabundee rates are seldom or never adhered to by the villagers, because the rents of particular fields, from various circumstances, are constantly varying, and because a village zemindar is likely to make a much more practically correct jumabundee, than any mootsuddie or Collector ; the advantages derived from its preparation in its present form, do not, I think, repay the expense incurred upon it.

4. The ancestors of the present Puchairah Jant zemindars of this pergunnah, first established themselves in Ayra Khera about 200 years ago, where the brotherhood inhabiting this spot, and holding all the adjoining lands, became very numerous. An amicable division of the entire ruqbah (area) took place during the life time of the common ancestors of Inchraj, Khoopall, Seekum and Burherah ; a distinct turf or quarter was allotted as a portion to each of the 4 sons, according to his wishes, or his means of bringing more or less land into cultivation, and the Khera was left without any land, but continued in common the property, and occasional place of residence of all.

5. The land tenure throughout the pergunnah is the bhyacharah in perfection ; all the brotherhood, descendants from a common stock, share in common, and all village transactions, sub-divisions, assessments &c., are effected on a village beegah or chuq, composed of a varying number of cutcha beegahs.

6. At the time of the original sub-division or partition, each of the 4 turfs or quarters were distinctly set apart, each beegah chuq was then understood to consist of about 300 cutcha beegahs of the varying classes of soil, so apportioned, that the relative value of each chuq should be as nearly equal as possible, and the proportion allotted to each turf was as follows :—

luchraj, north-west of the Khera,	beegahs,	47	0	19
Khoopall, north of the Khera,	„	94	13	16
Bhurerah, east, „	„	59	13	8
Seekum, south-west, „	„	72	15	6
		274	3	19
Qusbah Sonyee,	„	39	7	19
	Total,	313	11	18

On the same principle that the above partition had been made, similar hutwarrahs subsequently took place within each turf or quarter. The punchayat of each turf adopted a chuq of whatever number of beegahs was best adapted to their circumstances (always taking care that the relative value of each beegah chuq was the same) and sub-divided the whole into 4 or 5 mouzahs or thokes in each turf, which again sub-divided themselves, as the population increased, into nuglahs or puttees on exactly the same principle. The turfs are distinct from one another, compact in themselves, but within each turf the land of each of the four or five villages contained in it, are intermingled in a singular fashion, and the puttees in their villages in the same manner. The essential principle of the chuqbundee being, that each chuq should contain the same relative quantity of good, bad and indifferent soil; the properties are, of necessity, constantly intermingled in some turfs; almost every alternate field belongs to a different one of the 4 or 5 mouzahs contained in it. In others, the puttees are apportioned in long strips of land belonging to each of the different mouzahs, and then again sub-divided on the same principle among the different nuglahs contained in each mouzah, and among the different co-sharers in each nuglah, and yet with this apparent intricacy, I have hardly met with a disputed field, and not one case which was not easily and readily disposed of by the punchayat, which, like the other bhyacharah institutions, exists here in great perfection. This chuqbundee is precisely on the same principle as the jumabundee on ploughs, which has been disapproved of by the Honorable Court of Directors. In the adjoining pergunnahs of Nooh Jheel and Khyr, the sub-division is frequently calculated in the same way upon wells, and the system is called chuqbundee. I hope, however, that I shall be considered to have acted properly in carefully abstaining from all interference with a system which, in practice, seems to work so well, though certainly opposed to European ideas. The annexed form shews the relative size of each turf, thoke and puttee and also the different "integer" by which each estate chose to sub-divide itself.

7. This chuqbundee seems to have been little known even in 1816, for in that year puka pillars were ordered to be erected to mark the bound-

aries of every estate. The lands being all intermingled, as above described, the pillars of course mark nothing but the indolence or ignorance of the native authorities, who did not even remonstrate against an order so inapplicable to the circumstances of the case. In all official proceedings too, the *chuq* has been lost sight of, or rather kept out of view, and a *putteedar* instead of mortgaging so many *beegahs* of the entire *chuq* has to convert it into *biswas* and *biswansees*, before it is considered to be "office shape" as if it were enacted that the "integer" of every village should be 20, instead of the number which was originally fixed among the people themselves, with reference to the size of the family, advantage of irrigation, &c., &c.

8. In addition to the cultivating brotherhood, "tenants at will" of every caste and description are settled, more or less, on estates, or cultivate the lands, as *paiklhas* *assamees* from adjoining villages. Besides these there are several hamlets inhabited by very old Brahmin *assamees* who cultivate lands sometimes in one village only, sometimes the *shamilat* lands of a whole *turf*, who have continued to hold the same lands for 100 or 150 years, and have both, with and without the aid of the proprietary *putteedars*, sunk *pucka* wells and considerably improved their farms. Their leases are as often *viva voce*, as on paper, and though one party would seem to possess the option of raising the rent, and the other that of throwing up his lease, yet the rents in fact vary but very little. If the *juma* of the Government was raised, this class would certainly be called upon for increased rents; whether they would be allowed to participate in the benefits of a decrease is more problematical. The *tehsildar* considered (and very properly) that the fact of his *jumabundee* rates, corresponding with the rents paid by these *assamees*, was valuable testimony to, if not a proof of, the accuracy of his rates. I think so too, and believe that the land which the *tehsildar* has put down at 6 Rupees a *beegah*, is that which really does generally pay 6 Rupees a *beegah*; why it should pay 6 Rupees, rather than 5-8-0 or 6-8-0, I believe the *tehsildar* is unequal to explain, as many an English landlord might be, if asked why, or either by what calculation he demands 25 shillings per acre for one field and 30 shillings per acre for the one adjoining. These people neither assert, nor do I believe them to possess, any rights whatever; their landlords know their own interests too well to turn out or disgust a good and substantial tenantry, and they, on the other hand, are well aware how much more essential to their prosperity is the good will of the *putteedars*, than a *pottah* from the Collector; this feeling alone would prevent their soliciting any such official protection, and accordingly their tenure has in no way been interfered with.

9. In those cases where rent-free tenures have been, from the earliest, excluded from the *chuq* *bundee*, they have been equally respected now;

in other cases, as of small alienations made by the zemindars in favor of their religious instructors or Institutions, as these lands were not excluded from the *chugbundee*, so they have been now also included in the estimate *junabundee*. Almost every estate has a *byragy's* *usthul* upon it, surrounded by a glebe, varying from 10 to 20 *beegahs*, the tenure of which appears nearly coeval with that of the *putteedar*s themselves. These alienations have not been formally or officially recognized, but to have interfered positively with them would have caused great dissatisfaction, and under the arrangements now made, I believe that all real *bond fide* tenures will be respected, while all improper or surreptitious claims will be rejected at once by the community. In a detailed investigation into village rent-free tenures much valuable time is wasted. The probable result is to confirm some invalid tenures, and resume others, to the great annoyance of the people and little real good is done, for I have never yet been able to convince myself that extreme accuracy or nicety of calculation is compatible with, or applicable to, the commutation of a tax in kind, varying with the produce, into a fixed money rent for a term of years.

10. The same rules have been applied to the *jageer* or village service tenures. The zemindars have been recommended to continue to exclude from their assessment such of those lands as have always hitherto been left untaxed, but it is their immediate interest (as in invalid *maafee* tenures) at once to insist on all others contributing their share of the Government demand. In the Persian proceedings, specific deductions under these heads as well as for *malikana*, &c., have been recorded, because it was necessary to get rid of the difference between the sum recorded as the *nikussee* or assets by the *tehsildar*, and that which on a consideration of all circumstances, I felt satisfied ought fairly to be demanded from the estates. In reality, the *juma* now fixed with the addition of 10 per cent. for village expences and *humberdars'* perquisite, will be collected by a *bach*, or equal tax on every *beegah* whether of *chug* or of measurement, as the case may be; the *tehsildar's* rates, the classification of soil, the items of deduction and the per-centages as *malikana*, &c., all of which look so well on paper, will probably not again be referred to, till another settlement; as far as I can judge, and as nearly as it could be calculated, the rate demandable from each *putteedar* will be from $1\frac{1}{2}$ *anna* to 2 *annas* in the rupee less than a common *assamee* would pay.

11. The only circumstance under which I felt disposed to interfere with the old proportionate distribution of the Government demand on the respective *puttees* was, in the case of these estates in which some particular *puttees* had, either from the failure of wells, exhaustion of the soil or other calamity, become peculiarly deteriorated. In such estates it was proposed to fix the *juma* of each *puttee* separately, according to the

circumstances of each, and thus the relief given by a decrease in the Government demand would have gone at once to the puttee requiring it, instead of being, as it were, almost frittered away by being divided among the whole community, by a large proportion of whom in all probability no relief at all was required; but the innovation was strenuously resisted by the rest of the community. They urged that all had from the earliest period fared alike; that to reduce the juma on ill-managed farms, and raise it on improvement, was to tax industry and reward idleness; that this year accident had reduced one puttee to distress which next year might be the fate of another, which could not in the same manner be relieved; these reasons and the fact that, generally speaking, the present allotment of lands is as fair as possible, induced me to refrain from interference even in these cases.

12. Two or three old groves, alienated many years since by the entire brotherhood in favor of religious characters, have been expressly excluded from the jumabundee as recorded in the Persian proceedings.

13. The soil in this illaqua is poor; it does not this year contain one beegah of sugar-cane, and the crops bear evidence both to a poor soil and extreme want of capital, or rather to great poverty and distress among the zemindars. I have the honor to annex a separate report on the necessity or rather the advantage to be derived from the advance of a large sum of money as tuccavee, to enable the zemindars to repair 70 pukka wells which have fallen into disuse from age and accident, and to enable them to complete the sinking of 10 more new ones, which have been at a stand still for the last three years from want of funds. I could not offer a stronger proof than these facts of the poverty of the district and the necessity of relief. The indigo factory of Joar, which for many years made lavish advances of money throughout the whole of this district, has ceased to be a benefit since the failure of Messrs. Mercer and Co., in 1826, and indeed they are now pressing on all sides for the payment of their bonds. The cotton, which used 10 years ago to sell when first picked for 5 or 6 Rupees per maund, sells now for less than 2 Rupees, and all the common grains are almost equally reduced in price; the village bohrahs have ceased to make advances and the whole pergunnah seems in distress. The tuccavee now solicited, will give great and lasting relief and eventually the capital will be returned to Government with interest. The statement No. 5, will shew how small a portion of the land is now uncultivated, and except from increased irrigation I see little prospect of improvement to the zemindars.

14. I had the honor to address a separate report (copy of it is annexed), on the subject of the rights of putteedars which had been compromised in sales or transfers effected by the moquddums alone, but through decrees of Court. I have secured the putteedars of such estates

in possession, on payment of the putteedaree rent to the purchaser. The purchaser will deduct 10 per cent., from which he will defray the village expenses and his own malikana, and will pay the balance into the treasury. He has been also kept in full possession of the puttee held by the transferring party at the time of sale. I can add nothing on this subject to the remarks contained in the above reports.

15. The Bullahurs of the different villages receive jageers and perquisites in grain, and are fully equal to the police duties of their respective villages; 4 stipendiary chowkeedars are maintained on the Khera, and this charge is met by the tax paid by the weighman for the monopoly of the bazar or peint, and by a trifling house-tax on the shopkeepers.

16. All putteedaree disputes were settled by the punchayut of the brotherhood. In trifling matters, those only meet who belong to the estate or the turf interested, more important matters are submitted to a punchayut composed of members of the whole 18 mouzahs, and among the brethren are several, whose character is a sufficient security for their doing justice to the utmost of their abilities. From these persons I have derived much information, and they have materially assisted to dispose of questions which the European officer is often very unequal to cope with.

17. The annexed statement of villages settled, will, I hope, be considered to afford, together with the lithographic statements, all the information necessary to record in a proceeding like this. The Persian roobacaree, and still more the papers prepared by the tehsildar and recorded in this office, exhibit a more minute detail.

18. Concise forms have been furnished to the putwarees, and it has been positively insisted on, that each form shall be filed, at stated periods, in the tehsildar's cutcherry. Translations of these forms are annexed. No. 1, which is to be filed at the commencement of the year, is to be held as the basis of all suits for rents which may take place during the year; and if the efficiency of this duftur be strictly looked to and vigorously checked, I anticipate the greatest advantage from it. The canoongoes of this pergunnah are useless and entirely inefficient; while they continue to be a tax on the community and Government, they may, I conceive, be advantageously exchanged for one efficient mootsuddee on 20 Rupees a month, under whose especial charge I would place the putwarees' duftur. The mofussil establishment on its present footing is not equal to the minute superintendence which this almost ryotwar settlement requires, more particularly when the canoongoes, who should be most active agents, are perfectly inefficient. I have prepared a separate report on this subject.

19. The observations which I have made on Ayra Khera and its 18 mouzahs, applies equally to qusbah Sonyee, which till the year 1228 F. S., was recorded as one mouzah, and the different puttees or nuglahs

were left to the management of the community without any interference from the revenue authorities. Since 1229 F. S., each muglah has been separately assessed. This plan has been continued, and the juma now fixed, in contradiction to the system continued in Ayra Khera, is strictly with reference to the quantity and quality of land in each puttee, as exhibited at the recent measurement. The juma so fixed will be collected by a bach, or equal rate per beegah among the brotherhood, the different qualities of land having already been equally distributed among themselves. In these 6 estates hardly any of the lands are cultivated in common for the common fund.

20. A separate report details my reasons for proposing to assess the two rent-free tenures at 100 and 130 Rupees per annum respectively. The result of the settlement is a net loss to Government of Rupees 2,532 per annum ; but with reference to the quantity and quality of the land under cultivation, the acknowledged over-assessment at present, and the difficulties which are pressing on the agricultural population, I consider this decrease as small as could possibly have been made. The subjoined statement shows how very small a portion of the land in this pergunnah remains uncultivated, and also how very high is the average rate of rent on each estate notwithstanding the poverty of the soil.

21. The decrease in the different mouzahs has been allowed to take effect from the commencement of the present year ; the increase from the commencement of 1240 F. S. ; indeed, the zemindars of Munnea Baloo and Banrowna still obstinately refuse to file engagements at the juma now proposed, and it may be necessary to transfer these estates to farmers. Much as I should regret having recourse to such a measure, I shall not hesitate to recommend it, feeling perfectly convinced of the fairness and equity of the demand.

(Sd.) J. G. DEEDES,

Collector.

To C. MACSWEEN, Esq.,

Commissioner of Agra.

SIR,

In revising the settlement of pergunnah Sonyee I have met with one serious difficulty, on which I have to solicit instructions, either from yourself or the Government ; I allude to the definition of rights and privileges in those bhyacharah estates which have been acquired under decrees of Court, by strangers.

2. The tenure in pergunnah Sonyee is most strictly bhyacharah, the entire land of every village is divided among the co-parceners in equal proportions of good and bad, and the Government juma and village expense are raised by an equal tax on each chuq or village beegah, one or two influential members of each community being recorded as representatives of the brotherhood, in the language of the cutcherry, as lumberdars.

3. In most of the estates, the tenure is maintained in full integrity, but in some, as Neemgaon, Sunput, Jhoyee, Lallpoor, Bhoorrah, &c., the lumberdars many years ago executed bonds to Indigo planters and others, or deeds of mortgage, with conditions of byod wuffah, either to defray their own personal expenses, or to meet a deficiency of assets in the malgoozaree. The holders of these deeds instituted suits in the Civil court, most of them were undefended and the prosecutors were put as completely in possession of the entire estate or thoke, of which the defendants were recorded as lumberdars, as if these lumberdars had been the only individuals possessed of any interest in the soil, and their co-sharers had been their tenants at will; this too without any reference whatever to the interests of the inferior putteedars in the engagements or bonds, in satisfaction of which the rights of all were cancelled.

4. Very many of these inferior putteedars have been completely ousted, but many of them still cultivate, as common assamees and at discretionary rents, the same land which they heretofore held as putteedars, and on which they contributed only their proportion of the juma and khurch. In common justice, the decree of the Court, and the consequent sale, should only have given to the purchaser the rights and privileges possessed by the defendant; these privileges consisted in the regulation of the village expenditure, the superintendence of its interests, and the consequent weight and importance derived therefrom; but even these advantages were not, I conceive, hereditary and therefore were not saleable. If the lumberdar's debt was incurred *bonâ fide* for the common weal, all the sharers would gladly have submitted to a temporary increase of taxation to meet it and discharge the debt under a mortgage or temporary transfer of the estate, but for the annihilation of all rights which has occurred none could have been prepared. When the debt

was incurred by and for the individual alone, his house, land, rights, &c., should have been sold to meet it, not those of his co-sharers, who had neither participated in his liberality to the Indigo factories, nor withheld any portion of their award.

5. If the complete possession which has been enjoyed by the purchasers at these sales is to be respected, the sudder engagement must be taken from them, and the entire detailed management of the estates must be left to their discretion. If they are to be maintained only in those privileges and advantages which the defendants in the suit enjoyed at the time of executing the deeds, on which the suits were founded, their names will be recorded as malgoozars or lumberdars, and the small per-centage deducted as village expenditure and huq lumberdaree will be placed under their control; they will also be put in entire possession of the puttee or personal farm of the individual, to whose rights they have succeeded, while the rest of the brotherhood will contribute among themselves, according to their old usages, the bach, h or proportion of the juma fixed, *plus* the sum awarded to the purchaser as huq lumberdaree, khurch, &c.; even under this arrangement the village will be represented by a stranger, and probably an enemy, instead of by one of their own community.

6. I beg to be instructed which of these two modes of village settlement I shall adopt in the cases in question. No public sales in satisfaction of revenue arrears have taken place in this pergunnah.

SAIDABAD, .
The 3rd November, 1831. }

(Sd.) J. G. DEEDES,

Collector.

FROM J. G. DEEDES, Esq.,

Collector of Saidabad.

TO C. MACSWEEN, Esq.,

*Commissioner of Agra.**Dated Saidabad, the 4th February, 1832.*

SIR,

In continuation of my letter of the 1st December, I have the honor to report the completion of the revised settlement of the Rayuh division of pergunnah Sonyee Rayuh. The result of the settlement of the entire pergunnah is as follows :—

Division.	Estates.			Rugbah.			Minhabie.			Khalsa.			Juma of 1237.			Juma propos- ed.			Increase.	Decrease.	Net Decrease.
	B	B	B	B	B	B	B	B	B	B	B	B	B	Rs.	As.	P.	B	Rs.	As.	P.	
Rayuh,	20	19,428	16	1,609	18	17,818	18	28,341	0	0	28,675	0	0	1,724	0	0	1,390	0	0		
Sonyee	8	3,845	18	289	6	3,556	12	7,170	0	0	6,677	0	0	239	12	0	732	12	0		
Ayra Khera,	18	28,333	5	2,452	1	5,851	4	47,760	0	0	45,521	0	0	390	0	0	2,629	0	0		
Total,	46	51,607	19	4,351	5	47,226	14	83,271	0	0	80,873	0	0	2,353	12	0	4,751	12	0	2,398	0

2. Tuppeh Rayuh contains 25 mouzahs, of which 7 are distinct and separate estates, and 18 are included in the three quarters or turfs into which the original rugbah of Rayuh khass was sub-divided. Of the separate mouzahs, 3, *viz.*, Bissowlee, Dewannah and Maalee Dooshpoor are held in jagheer. The two first by Rajah Maun, the posthumous son of the late Rajah of Jeypoor, the last is appropriated as an endowment to a religious institution at Bindrabun. Of the 18 mouzahs emanating from Rayuh khass, two are held by the same Rajah Maun, the rest are khalsa or malgoozaree; the rent of the jagheer villages cannot be less than 15,000 Rupees per annum. The Bindrabun village is alienated in perpetuity, the others are held by Rajah Maun, under, what I understand to be, a life grant from Madhojee Scindia, registered and acknowledged by the British authorities on taking possession of the country.

3. The lands attached to Rayuh khass were, many years since, apportioned among three turfs or quarters, Lawur containing 5 mouzahs, Soqhmull containing 5 mouzahs, and Nanuq containing 8 mouzahs; the

relative proportion of each of these turfs, with the name and size of the different estates, is shewn in the form No 5. The entire area was set out into 511 beegahs chuq, each chuq being equal to about 80 cutcha beegahs, and each containing as far as possible, an equal proportion of good, bad and indifferent lands; each estate subsequently sub-divided itself into puttees, &c., according to circumstances, and all adopted, as more convenient for sub-division, a village beegah, equal to about 4 cutcha beegahs, or about $\frac{2}{3}$ of an acre, and by this beegah all assessments and other village transactions have hitherto been regulated.

4. The ruqbah of each of the 3 turfs is, generally speaking, separate and distinct, though the lands of the different estates comprised within each turf are intermingled in the same manner, though not to the extent, as in Sonyee. The lands immediately about the khera of Rayuh khass are an exception, for here every other field belongs to a different mouzah and turf, and yet not one dispute about fields was brought before me in the whole pergunnah.

5. The measurement with the iron jureeb was made continuously, each field being entered into the khusrah of whichever mouzah it happened to belong to, nor on the most diligent inquiry could I see reason to believe that any single field had been overlooked. In all the fields in which I attested the measurement, by making the mirdahs go over the same ground in my presence, the result was the same as that recorded in the measurement accounts, nor did I see any grounds for altering the opinion, I have before recorded, of the general accuracy of the measurement now in progress; one great security for accuracy is the jealousy of the people themselves who, aware that their bach, h was to be calculated on this beegah, would take care that no one benefited to the prejudice of the rest.

6. The tehsildars' jumabundee was, as usual, a detail of the assets as exhibited by the putwarees' papers, or tested by the pottahs of such assamees as cultivate at rack-rents. I consider its general rate to have been from 5 to 10 per cent. in excess of such rents, or rather of what is realized on such pottahs, but the calculation on which it was formed appeared a very accurate one, when tried by a comparison with such pottahs as could be at all depended on. I consider the rates now recorded in the tehsildars' jumabundee as affording an ample check against any excessive exaction. In the first place the demand upon the putteedars has been limited to the juma of Government, and 10 per cent. to include all charges, and even Sir Thos. Munro admits that "improved cultivation will of course regulate the rent between the proprietor or ryot and his tenant, though not (under a field assessment) between the ryot and Government," and on this understanding, which indisputably is equally applicable to these bhyacharah estates as to the Madras villages, it is more fitting that the jumabundee or mofussil rate should be high than low; if the landlord

putteedar wishes to keep his tenant, he will fix his rent with little reference to the Collector's jumabundee; if he wishes to get rid of him he will demand the full rent now recorded, which will probably be something more than the latter will like to pay, and thus the putteedar will rid himself of an obnoxious tenant without having recourse to a civil suit, as at present prescribed. In the second place I hope to make the interchange of written engagements universal, and on these all summary suits will be decided, without much reference to the jumabundee rates.

7. The juma now proposed for the different estates, bears a varying proportion to the gross assets assumed in the tehsildars jumabundee, and has more reference, perhaps, to the actual circumstances of each estate than to any arithmetical calculation. In mouzah Kurrarie for instance, the necessity for the very large decrease was, in great measure, to be attributed to the miserable stupidity and inefficiency of the proprietary zemindars. Again, the jumabundee of mouzah Seehrah amounts to 1,900 Rupees, and the average of the collections of the six years, ending in 1237 F. S., was 2,125 Rupees, a deduction of 25 per cent. on either of these sums would have left a sum of 1,425 or 1,593 Rupees, while in fact 1,350 Rupees was the highest juma which the zemindars would agree to, and the frequent kutkeenahs, transfer and evident poverty and distress of the people proved the necessity of, at least, this much relief, *viz.*, a decrease of 81. In mouzah Soaree again, was a nikassee or gross jumabundee of 1,900 Rupees, but it would have been out of the question to take more than double the present juma (475-0-0), and in this instance 50 per cent. of the gross assets have been let off.

8. The records of this office, and the actual condition of many of the estates of this pergunnah, bear ample testimony to extreme over-assessment in many instances, and the contrivances of farm, kutkeenah, mortgage, &c., by which the Government demand has been provided for, with little reference to the capabilities of estates, has had serious influence on the general condition of the pergunnah. Such a pergunnah as this, requires active and constant superintendence and attention on the part of the mofussil amlah; this attention, it seems never to have received (in a separate report I have recommended the removal of the whole establishment) beyond the point of the realization of the entire Government juma. This has in many instances been effected by means, which have materially reduced the capabilities of estates, by ruining or driving away the proprietary cultivators of the soil, and eventually the loss to Government is much greater, than would have been incurred by granting relief in time, to say nothing of the individual misery which has been caused by these numerous and repeated transfers.

9. The juma of Government, and demand on account of village expenses, is raised in almost every mouzah by an equal tax per beegah chuq

on all land in cultivation; after deducting the proceeds of shamilat or common lands; each beegah chuq in each village is as nearly as possible of equal relative value. The principles of the bach, has been in no instance interfered with, but with the concurrence of the whole community, the pukka beegah of measurement has been substituted for the village beegah, and on this beegah all public and private transactions will henceforth be based.

10. Some of the estates, indeed most of them, are sub-divided into puttees, and the brethren inherit and share only in their own particular puttee. In most of them too, as in Nagul, the principal sub-division seems to have almost reached its utmost limits. In other estates there is no acknowledged sub-division, each putteedar cultivates as much as he is able, or as much as he can get, and pays accordingly his proportion of the juma and expense, after the deduction of the proceeds of the shamilat lands. In one or two of the estates, where the number of putteedars is very small, the shamilat lands, let to assamees, comprise almost the entire ruqbah. In Sonyee there was hardly an instance of the rent of common lands being carried to the common account; all the assamees, not putteedars, were tenants of individual putteedars not of the community.

11. Of the 16 puttees into which mouzah Nagul is sub-divided, one puttee is held in proprietary right by the putwaree family; the individual who holds the office of putwaree receives his damee as a perquisite quite distinct, nor is any explanation given of how this strange right had been acquired; such however is the fact. Brahmin assamees, holding on the same tenures as those in Sonyee, as explained in my report on Ayra Khera, cultivate the larger proportion of the shamilat lands. They certainly have privileges far superior to common assamees and are treated with much more regard and consideration, but none of them solicited any guarantee or protection from the Collector, nor did it appear to me advisable to volunteer any interference with a difficult question, when it was uncalled for.

12. Almost all disputes of boundaries, shares, accounts, &c., were decided by punchayut, which institution I found in nearly as great perfection as in Sonyee, I availed myself much of their services, and shall take every means of encouraging them. In a separate letter I have reported my having presented them with turbands. These punchayuts, when treated with consideration and discretion, may certainly be made most essentially useful in disposing of the frequent disputes which must of necessity arise, even under the very best management, in every bhyacharah community. I apprehend that the institution exists in a not less available form in every other pergunnah, though perhaps it is less obvious, and the way in which punchayuts have been generally used has not tended to improve their integrity.

13. The same principle has been applied with regard to service and rent-free lands as in Sonyee ; the former have been excluded from, the latter included in the jumabundee ; although I doubt not much which has been *nominally* resumed, will be allowed by the zemindars to remain in the undisturbed possession of those in whose favor, themselves or their ancestors, formerly alienated it. In fact, the juma now fixed, with 10 per cent. for expenses and lumberdar's perquisites, is the sum on which the rate per beegah will be calculated, and in few instances will rent be demanded from those small maafeedars who never yet have paid it.

14. The increased juma has been demanded from the commencement of 1240 F. S. The decrease, being urgently required, indeed absolutely necessary, has been allowed to take effect retrospectively from the commencement of the current year.

15. The putwaree's periodical accounts will be filed in the same form as that prescribed in Sonyee, and abstracts of them regularly furnished to the sudder office by the mootsuddee, placed in especial charge of that department.

16. The entire time occupied in the measurement, settlement and report of this pergunnah (of which the revised juma is 80,873) has been five months, the total expenditure, Rupees 1,840. The settlement is in my opinion so far complete, that I am not aware to what point any further investigation could, with adequate advantage, be directed ; all disputed questions have been settled but those which would with more propriety be decided in the regular Courts. Every individual putteedar's possession and the demand upon it, is fixed and recorded ; provision has been made for the periodical filing of an attested record of all money transactions having reference to the rent of land, and the customs of each village have been respected and continued, which fact alone will account for the general satisfaction, which I believe the settlement to have given.

17. Twelve years is the longest time for which the people seemed willing to engage, and copies of their qubooleets accompany the roobacaree of settlement. The nugshahs (Jooz-ookul) prepared by the tehsildar will remain for reference in the sudder office. The field book of measurement with the assameewar khutteonee will remain in the tehsildars office.

(Sd.) J. G. DEEDES,

Collector.

FROM J. G. DEEDES, Esq.,

Collector of Muttra.

TO C. MACSWEEN, Esq.,

Commissioner of Agra.

Dated Muttra, the 2nd April, 1832.

SIR,

I have the honor to report the completion of the revised settlement in pergunnah Muhabun, and to transmit copies of my proceedings on each of the eighty-six khalsa estates comprised in the division. In addition to these, 16 estates are held rent-free by various individuals or institutions, under sunnuds or grants from competent authority.

2. Of the 86 mouzahs, 11, as per margin,* were settled in 1828/29, and transmitted in a very voluminous form with long English reports, some to the 3rd Member of the Board of Revenue, some to the Commissioner of Circuit of the division; on these cases, no orders of Government have been received. Considerable alteration in the detailed arrangements of many of them have subsequently taken place, and the record now transmitted in those cases is, in fact, an abstract of the former roobacaree in the shape of a supplementary proceeding, which notices also the subsequent changes that have

occurred. The
 † Collector to Commr. of Revenue dated 11th February 1832. Commissioner to Collector, 14th February 1832.
 Collector to Commissioner, 28th February 1832. correspondence
 noted in the mar-

gin† explains the principle on which this has been done.

3. In the 30 estates noted in the margin,‡ the revision of the settlement was made in 1829/30; very long and detailed proceedings were held on each case; in some the proceedings were copied out and prepared for despatch, and long English reports on many of the villages were drawn up, but various causes combined to delay their actual despatch; availing myself of the option of revision which this circumstance left me, I have in each case held supplementary proceedings, correcting generally, errors which had resulted from a too minute interference with village arrangements or an attempted adjustment of rights, on principles opposed to possession and the ancient usages of the country. The voluminous records, above referred to, are now deposited

- * 1 Wyrnee.
- 2 Cheolee.
- 3 Umeerpoor.
- 4 Nuroowlee.
- 5 Mohunpoor.
- 6 Berowlee.
- 7 Gunowlee.
- 8 Sehat.
- 9 Mapie.
- 10 Moorsheadabad.
- 11 Kunjowlee.
- ‡ 12 Jandoopoor.
- 13 Nubbeepoor.
- 14 Akossee.
- 15 Nuglah Akoree.
- 16 Rumnoreh.
- 17 Norah.
- 18 Kareeb.
- 19 Bantee.
- 20 Putehawur.
- 21 Shahzadpoor Sonie.
- 22 Buhadurpoor.
- 23 Suraie Alli Khan.
- 24 Zekareepoor.
- 25 Alleepoor.
- 26 Heeatpoor.
- 27 Khurreeah.
- 28 Shahpoor.
- 29 Monowurpoor.
- 30 Mozufferpoor.
- 31 Phoorah.

- 32 Madaura.
- 33 Shahzadpoor Indwallae.
- 34 Bulrampoor.
- 35 Hutowrah.
- 36 Hussunpoor.
- 37 Gontha.
- 38 Jumalpoor.
- 39 Kishunpoor.
- 40 Gounda Nasurpoor.
- 41 Khanpoor.

in this office, and the proceedings transmitted for your sanction are uniform for all the estates. I hope they may be considered ample for the purposes required.

4. In explanation of the delay which has occurred in the despatch of the 30 proceedings above referred to, I beg to observe that, in the first place, the silence of Government with regard to the numerous cases already before them, left the revenue officer doubtful as to what mode of proceeding might ultimately be approved. Secondly, the proceedings in those cases were so voluminous, that it was weeks or months before a misl could be prepared for despatch, and then to revise carefully the proceedings and draw up an English report, required so much more time and labor than did the formation of the original settlement, that the Collector really had not leisure from the important duties of his office to perform these, as it were, editorial labors. Thirdly, the delay above referred to frequently allowed the new arrangements, proposed at the time of settlement, to come into operation, and what on paper and in theory appeared excellent, and to give satisfaction to all parties, was often in practice productive of so much anxiety, ill feeling and confusion, as to convince the Collector that he would not be justified in recommending for approval proceedings, which he had a short time before considered most desirable. I would beg to refer to the cases Nos. 17 and 19, as instances of what it has been my object to accomplish.

5. An explanation of the principles on which the present settlement has been formed, would be merely a repetition of the report on pergunnah Souyee and Rayuh. The demand of Government has been calculated on similar data and the same principles have guided my orders and decisions throughout. The more severe the scrutiny they be submitted to, the closer the inquiry made into the proceedings, the more satisfactory will it be, for I feel very sanguine that they may be found to comprise almost all the information which can be of any practical use in the formation of a settlement, or as a record of the condition and capabilities, as well as the rights and tenures in every estate in the pergunnah.

6. As to the general accuracy of the measurement I have already frequently recorded my opinion. I have understood from professional men, that the data on which native surveyors proceed are erroneous, and the result of their measurement generally incorrect. I can only say that, as far as my experience goes, the result generally corresponds with the estimate and calculation of the villagers themselves, as to the contents or area of each field.

7. The demand upon the cultivating brotherhood of each estate has been restricted to 10 per cent. upon the juma of Government, to cover village expenses, and the perquisites of the village moquddums or representative malgoozar; each putteedar to make his own terms with his cultivating assamees in such villages as these classes may be found, which in this pergunnah but rarely occurs. The custom of the villagers as to interior economy and detail have been distinctly recorded.

8. A separate proceeding has been held on the resumption of rent-free tenures, a copy of which is annexed to the settlement roobacaree of qusbah Muhabun. The result of the entire settlement is as below.

I have, &c.,
(Sd.) J. G. DEEDES,
Collector.

Description of estates.	Number of estates.	Juma of 1235 F. S.	Juma of 1240 F. S.	Increase under revised settlement.	Decrease.
Estates that have been reported on,	11	24,621 0 0	24,516 0 0		105
Estates that were revised, but not finally disposed of,	30	49,626 0 0	54,760 0 0	5,134 0 0	
Estates which were revised at the present settlement,	43	75,810 12 0	80,278 0 0	4,467 4 0	
Estates belonging to Huzoor tehsil, pergunnah Muhabun,	2	9,502 0 0	9,001 0 0		501
TOTAL,...	86	1,59,559 12 0	1,68,555 0 0	9,601 4 0	606
Estates under increase,	48	74,350 12 0	87,479 0 0	13,128 4 0	
Estates under decrease,	20	55,242 0 0	51,109 0 0		4133
Estates under former juma,	18	29,967 0 0	29,967 0 0		
TOTAL, ...	86	1,59,559 12 0	1,68,555 0 0	13,128 4 0	4133

ZILLAH MUTTRA, }
The 2nd April, 1830. }

(Sd.) J. G. DEEDES,
(True copy,) *Collector.*
(Sd.) C. MACSWEEN,
Commissioner.

FROM W. H. TYLER, Esq.,

Collector of Muttra.

TO R. H. BODDAM, Esq.,

*Commissioner of Agra.**Dated, Agra the 3rd November, 1834.*

SIR,

I have the honor to submit the English statements No. II and No. III for 40 estates in pergunnah Maat, revised by me during the last cold season, under the provisions of Regulation IX of 1833, accompanied by a book furnished by the surveyor, and containing his returns and maps for the above pergunnah.

2. Pergunnah Maat consists of 44 khalsa estates; the proceedings in

Bejowlee, on 26th Augt. 1829.
 Sooreer, on 24th Augt. 1829.
 Begunpoor, on 1st Sept. 1829.
 Sehara, on 5th Sept. 1829.

4 estates revised by Mr. Deedes under Regulation VII of 1822, were submitted on the dates noted in the margin.* The 40 now forwarded complete the revision of the whole per-

gunnah; of these, 3 estates were in part revised by Mr. Deedes, but his proceedings not having been completed, supplementary proceedings were held by me, as will be found detailed in my remarks attached to statement No. III for Tyalpoor Roypoor, Myr, and Kevaree, the villages above alluded to.

3. The result of the proceedings in the 44 estates will be found in the general statement No. IV which accompanies this report.

4. The result of the measurements in the 44 estates in statute acres is as follows:—

	By present field measurement effected by Collector's mootsuddees.	Professional survey.
Cultivated,	50,459	50,967
Culturable,	6,764	961
Not culturable,	5,660	11,194
TOTAL,	62,883	63,122

5. The shoodkar measurement of the last settlement, namely, that made in 1223 F.S., corresponds very closely with the present measure-

* Eesapoor,	686
Lohey,	593
Buddumpoor,	631
Piprowlee,	261
Quslah Maat,	2930

Total, 2930

ment, except in the villages noted in the margin,* in which the difference is about 8,961 beegahs=5,101 acres. In Eesapoor, it is accounted for from the maafee lands and gardens and site of Hunsgunj, which are very extensive, not having been entered in the former measurement. In the rest of the villages, I can only account for it by supposing that the land under cultivation has alone been recorded.

6. With regard to the present measurement I have found it necessary, for the purpose of comparing it with the professional survey, to enter the following items under "cultivated" in the statement detailed above, the whole of them having been entered by the surveyor under that head.

Cultivated,	45,040
Maafee, ... { Attached,	944
{ Allowed,	1,568
Jagheer, ... { Attached,	142
{ Allowed,	299
New bungar,	2,466
TOTAL,	50,459

7. The old bungar in both measurements has been alone entered as culturable.

8. For the purpose likewise of comparison, I have put gardens under the head of "not culturable," the detail of which is as follows:—

Site of villages, roads, jungles, } ravines, and otherwise barren, }	...	...	5,088
Gardens, ... { Attached, ...	...	...	59
{ Allowed, ...	...	...	513
			<hr/>
TOTAL,	...	...	5,660

9. The detail of the professional surveyors "not culturable" is as follows:—

Site of villages, tanks and sand banks, ...	1,625
Waste,	6,256
Roads,	694
Field boundaries,	570
Jhow jungle,	1,462
Gardens, forts and nullahs.	587
TOTAL,	11,194

10. Besides the 44 khalsa estates, there are 3 maafee villages in the pergunnah, which have also been professionally surveyed, their area, to-

gether with the aggregate area of the whole pergunnah by the professional survey, will be found below.

	Area of the 3 maafce estates in acres.	Area of 44 khalsa estates in acres.	Area of the whole pergun- nah in acres.
Cultivated,	3,905	50,967	54,872
Culturable old bunger, ...	448	961	1,409
Not culturable,	912	11,194	12,106
TOTAL,	5,265	63,122	68,387

11. The pergunnah was professionally surveyed by Captain

* Bejewlee.
Sooreet.
Begunnpoor.
Selhora.
Tyabpoor.
Kevaree.
Roypoor myr.
Kurraree.

Wroughton; the present detailed measurement, except in the villages noted in the margin,* which were measured several years back, was made by an establishment that contracted to measure the whole area, field by field, at the rate of 1-3 per 100 pukka beegahs. The expense of this measurement was defrayed by the zemindars, whilst the

whole was prepared under the superintendence of the tehsildar and canoongoes, who checked the measurement and the details in the khusrab, and were answerable for its correctness at the settlement. These were again checked by me; the result of the measurement I consider to be most satisfactory, it tallies as closely as possible with the professional survey, except in the quantity of old bunger, most of which, in the professional survey, has been measured under waste; with this exception, I consider the professional survey to be most accurate. Captain Wroughton certainly took the greatest pains in his survey, and the manner in which he has accomplished it, and the masterly style in which he has prepared his village and pergunnah maps, is deserving of praise. They will always be found most useful.

12. The assumed rental, in the villages revised by me, has been distributed on a classification divided into barah, munjah, burreh, khadir, irrigated and not irrigated; and the rates for each village vary according to its supposed capabilities, and correspond as nearly with the rates of surrounding villages as the varieties of the soil would admit. I visited every village, enquired into its past and present condition and its capabilities, and made my deductions from the rental, which was throughout referred to, as the basis of the calculation.

13. The deductions have been made under two heads "overassessment" and "village expenses" and "huq malikana"

14. The deductions under the 1st head vary inversely with the correctness of the assumed rental, which, after a full consideration of the correctness of the classification, rates, extent of irrigation and habits of the people, has been brought down to the amount which it is supposed it ought to be.

15. The deductions under the 2nd head have invariably been made at the rate of 25 per cent., which includes 5 per cent. for expenses and 20 per cent. for malikana; of the latter, the malgozars or lumberdars get 5 per cent. as huq tehsil; this percentage has now become the custom throughout the zillah in all bhyacharah estates. Formerly the lumberdars put down what sums they chose as village expenses and made the brethren pay the amount by a bach,h; the aggregate not unfrequently amounted to 20—25 and sometimes even 30 per cent. on the juma; this gave rise to constant disputes amongst the lumberdars and inferior putteedars, and to complaints to the Collector; to correct this and check fraud on the part of the former, the practice of giving 10 per cent. to the lumberdars, to cover all expenses and reimburse them for their trouble, was introduced by Mr. Deedes. It has had a very good effect and has, I believe, materially decreased the unauthorized receipts of the officers of police and revenue.

16. The tenures, for the most part, are bhyacharah, which it is needless for me here to describe, as they have already been frequently noticed in previous reports. The assamees are all tenants at will; in some few instances they pay the bach,h, but in these I have always found them holding inferior lands to the brethren, and advancing no claim to a continuance of the bach,h.

17. The malgozars and lumberdars have been selected according to the wishes of the several communities, and a record has been made of the possession of each individual, whether holding separately or jointly, and of the manner in which he contributes to the Government juma. By this record, all difficulties in the public or private transfer of any individual's possession, is entirely removed.

18. It is not the general practice, I believe, to deduct for malikana at one rate. I have done it on the grounds that the right of all to malikana are equal, and that consequently no distinction should be made in favor of any individual under this head. Instances may occur in which Government may consider it advisable to allow a larger profit than is usually granted under the head malikana, as in the case of respectable natives of the family of proprietors, who have exerted themselves and brought their estates into such a high state of cultivation as to ad-

mit of a considerable increase of revenue, but in these instances, the extra percentage should, I think, be entered, not as malikana, but under the heading "other deductions" and a remark made noting the circumstance and the grounds on which it has been made. This plan, I conceive, to be preferable to making deductions on these and other grounds, and entering them all with the allowance to the proprietor as malikana, the more especially, as I have reason to believe, that the doing so causes dissatisfaction, the proprietors in villages in which the lower rate of malikana has been granted, not understanding why their neighbours have been allowed a higher rate.

19. I have before stated, that the rates for each village vary according to the supposed capabilities of the soil, and that the jumabundee has been fixed on them after such deductions as appeared necessary. This plan, I believe, has been objected to by some, as tending to produce unequal assessment, and that it is much safer to form the jumabundee for all, by one set of rates, making deductions for over-assessment as the exigencies of each case call for. In such a pergunnah as Maat, it would never have done to have used one set of rates, the soil varying so considerably, even in neighbouring villages, that an estimate formed on them would have given no idea of the capabilities of any village. The richer and more flourishing estates would have been under-estimated and the poorer much too highly. The plan followed by me is, I think, very safe, if care is taken and each village visited by the Collector, rates are compared with those fixed for neighbouring villages, and any difference enquired into, and deductions made accordingly. Where this is done, I doubt much whether the assessment can be made unequal, or fraud practiced to any extent, without being detected.

20. Since making the settlement of last season, it has struck me, that it would be an improved plan for calculating the assumed rental of estates, to class the villages of the pergunnah to be settled, according to their productiveness, and to apply one set of rates to each class.

21. In future, should the above plan be approved of, I propose to make my estimates agreeably to it, at the same time continuing to make deductions as my judgment directs, and according to the exigencies of each case.

22. The result of the jumabundee and deductions in the 40 villages revised last season is as follows:—

Jumabundee on 38,672 land cultivated,	1,36,765	4	3
Ditto 1,096 resumed maafee, jagheer and gardens,	3,282	5	0
Ditto 2,397 bunger,	2,604	6	9
Sawae items,	214	10	0

TOTAL jumabundee, 1,42,866 10 0

Amount deducted for excess in estimate, village expenses and huq malikana,	40,620 10 0
Amount of proposed juma,	1,02,246 0 0

The former juma on the 40 villages was Rs. 94,134; the increase taken the 1st year of settlement is 11,757, the decrease given 3,645, thereby making the net increase 8,112 Rupees.

23. The result however on the 44 villages is an increase of 16,036, a decrease of 3,758, and a net increase of 12,278, as will be seen detailed below :—

Former juma,	1,07,612 0 0	
Proposed juma,	1,19,890 0 0	of the 1st year settlement.
Rupees,	12,278 0 0	

Kamil juma of settlement 1,20,743-0-0, to which the sanction of Government is solicited, as also to the period of settlement, as detailed in the statement attached to this report, unless the term of 20 years noticed in paragraph 28 is approved of.

24. Pergunnah Maat, on the whole, is an inferior pergunnah compared with Sonyee, Rayuh and Muhabun which are in its vicinity, though it is somewhat better than that of Nooh Jheel; the villages bordering on the Jumna are generally the worst, and throughout the pergunnah the means of irrigation are not over-abundant, the No. of wells being, pukka 452, cutcha 1931; these are recorded to have irrigated, in the year of measurement, acres 22,747, whilst the dry lands are stated at acres 23,438; this is a very small proportion of irrigated. In Saidabad the wet lands were 53,343 acres, and the dry 21,133; this circumstance alone will shew the inferiority of pergunnah Maat.

25. The average of the proposed juma in this pergunnah, and the pergunnahs settled in the zillah is as follows :—

Name of pergunnahs.	On total area per acre.			On total mal-goosrae area per acre.			On total cultivated area per acre.		
* Note.—The average in Suphoo is high, in consequence of a number of confiscated villages having been let in farm and only 15 per cent. allowed in them; if these estates are restored to the original proprietors, who have petitioned, and 25 per cent. is allowed in them as in other zemindaree estates, then the average will fall to the average rate in Saidabad.	Sonyee, ...	2 13	7 3	2 5	3 4	5			
	Suphoo, ...	2 11	7 3	0 3	3 4	4			
	Saidabad, ...	2 7	1 2	13 6	3 2	1			
	Muhabun, ...	2 0	4 2	7 6	2 15	6			
	Rayuh, ...	2 6	8 2	10 1	2 13	6			
	Maat, ...	1 14	8 2	2 10	2 9	10			
	Nooh Jheel...	1 12	9 2	1 9	2 7	11			

26. The average for Maat is low, but the pergunnah will not bear a higher rate, and I do not think that at any future settlement any in-

crease can be taken, except perhaps, in qusbah Maat, Lohey, Akberpoor Khavul, and Buheylee, which might after a few years bear a further increase of revenue.

27. Leases in all instances have been granted for 12 years. Were the term extended to 20 years I am of opinion that much advantage might be gained, as the malgoozars would then think it worth their while to lay out capital in sinking wells and otherwise improving their estates. For this reason I beg to recommend that the settlement be sanctioned for 20, instead of 12 years.

28. The statistics of the pergunnahs prepared by the tehsildar are as follows :—

No. of estates,	NO. OF HOUSES.			POPULATION.												WELLS.						
	Proprietors.	Cultivators not proprietors.	Other classes.	Proprietors.				Cultivators not proprietors.				Other classes.				Total.				Tucka.	Cutchia.	Total.
				Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.							
44	1,504	1,672	2,179	6,355	5,329	4,330	9,350	6,130	4,665	10,695	5,191	6,841	12,132	16,711	15,837	32,578	452	1,331	2,383			

29. Besides the 44 khalsa estates there are three maafee villages in the pergunnah called Jehangeerpoor, Juraruh and Alowlee Goozur. Jehangeerpoor was granted by Madho Row Narain Peshwa for the expences of Thakoor Moha Prebojee Singharbut. Juraruh, by the same individual, for the expenses of Thakoor Neit Gopaljee, in both cases the sunnuds were duly registered and the villages will remain rent free so long as the institutions are kept up. The third estate, Alowlee Goozur, is held by an individual called Nund Loll; it was given to him by Dowlat Row Scindia, and was secured to him by a clause in the treaty between that prince and the British Government. I consider the estate to be held on a life tenure and subject to resumption on the death of Nund Loll, I have recorded my opinion to this effect in a Persian proceeding, with my reasons for so thinking, and a report of the circumstances under which the estate is held, will be made to the Commissioner on the death of Nund Loll, who is now residing in the Gwalior territory. The area of these 3 maafee estates will be found in paragraph 10.

30. With regard to the maafee tenures in the 40 estates revised by me, my practice has been to resume all grants made by zemindars subsequent to the conquest or even prior to it, provided the lands are not *bond fide* appropriated to the keeping up of religious institutions. In those cases I have allowed to the extent of 10 beegahs to remain rent-free, and have resumed the remainder.

31. A good deal of land has been resumed which had been recorded as service-lands, but which on inquiry was found to have been fraudulently entered as such, in the hopes of its escaping detection and remaining rent-free.

32. With respect to gardens, only such as have been planted since the conquest, or have continued to pay towards the malgoozaree, has been charged with rent.

33. The result of the proceedings relative to these rent-free lands in the 44 estates is as follows:—

	MAAFEE in acres.			Jagheer or service in acres.	Gardens in acres.	Grand total in acres.
	Hookumee.	Given by zemindars.	Total.			
Prior to settlement, ...	1,289	1,223	2,512	441	572	3,525
Attached at settlement, ...	359	585	944	142	59	1,145
Remaining after settlement, ...	930	638	1,568	299	513	2,380
In perpetuity, ...	782	637	1,419	299	513	2,231
For life, ...	19	1	20	0	0	20
Reported on separately to the Commissioner, ...	129	0	129	0	0	129

34. In making the revision of pergunnah Maat, I have used my best exertions to fix a fair juma and to equalize the assessment as much as possible. My proceedings have, I believe, given satisfaction to the people, and I trust they will meet with your approval and the sanction of Government.

I have, &c.,

(Sd.) W. H. TYLER,

Collector.

FROM W. H. TYLER, Esq.,

Collector of Muttra.

TO R. H. BODDAM, Esq.,

*Commissioner of Revenue, 2nd or Agra Division.**Dated Muttra, the 8th November, 1834.*

SIR,

I have the honor to submit the English statements Nos. II, III and IV, for the 95 estates composing pergunnah Nooh Jheel, accompanied by a book containing the village maps and returns furnished by the surveyor.

2. The 5 estates and 3 biswas noted in the margin, were let in farm some few years back on leases of 15 years; their jummas in consequence have not been interfered with, but inquiries have been made, and the result will be found in the statements above mentioned. The remaining 89 estates and 17 biswas were revised by me during last cold season, under the provisions of Regulation IX of 1833, and are more particularly the subject of this report.

Buheyree.
Laneh qushah Nooh.
Do. Mukdeempoor.
Do. Musmunah, & Kowlanah.
Raepoor.
3 Biswas of Bhuddunwarah.

3. The whole pergunnah has been professionally surveyed by Captain Wroughton, and the detail measurement has been completed in 90 estates, including the 3 Biswas of Bhuddunwarah let in farm in the same manner as in pergunnah Maat, namely by a contracting establishment; the estates noted in the margin are however exceptions, having been measured by mootsuddes in the pay of Government.

4. The result of the measurements in the 90 estates in acres is as follows:—

	By field measurement in 90 estates.	By professional survey in 90 estates.	By professional survey in 5 estates now let in farm.	Total of pergunnah by professional survey.
Cultivated, ...	52,452	57,034	3,377	60,411
Culturable, ...	6,580	823	1,085	1,908
Not culturable,	7,015	11,632	2,703	14,355
TOTAL, ..	66,047	69,489	7,165	76,654

5. With regard to the measurement of last settlement, *viz.*, the shoodkar of 1223 F. S., it will be found to correspond in many instances with the present measurement. In several instances, where a difference exists, it is accounted for from the Jumna having carried off the land ; in others, however, there is no accounting for it, except by supposing the shoodkar measurements to have been carelessly made.

6. In the return of present measurement of the 90 estates, the area of the 3 biswas of Bhuddunwarah let in farm, has been entered to allow a comparison to be made. For same reasons the following items have been placed under cultivated, the whole of them having been by the surveyor entered under that head.

	Cultivated,	...	...	47,869	
MAAFEE,	Attached,	...	...	884	
	Allowed,	...	...	833	
JAGHEER,	Attached,	...	...	669	
	Allowed,	...	...	230	
	New bungers,	...	...	1,967	
					52,452

7. The old bungers in present and professional survey has been alone entered as culturable ; gardens have been entered under not culturable in the former, to enable the comparison to be kept up with the latter. The detail of "not cultivated" by both measurements is as follows :—

By present measurement.		By professional survey.	
Site of villages & other- wise barren, ... }	6,766	Site of villages, tanks } and sand-banks, ... }	1,609
Gardens. { Attached, ... }	184	Waste, ... }	6,584
{ Allowed, ... }	65	Roads and salt pits, ... }	706
		Field boundaries, ... }	613
		Jhow jungles, ravines & jheels,	1,841
		Gardens, forts and nullahs,	279
Total, ...	7,015	Total, ...	11,632

8. The professional survey, with the exception of old bungers, much of which has been included under waste, I consider to be most accurate, and that much praise is due to Captain Wroughton for the manner in which he has performed it.

9. The result of the field measurement in the 90 estates is not so satisfactory as in pergunnah Maat, in which it tallied as nearly as possible with the professional survey. The decrease on the aggregate of cultivated is 4,582 acres or 8 per cent. ; on the total area the decrease is

3,442 acres, or about $4\frac{1}{2}$ per cent. In the details, however, the difference is much greater, even as high as 10 per cent. On testing the field measurement I found the khusrabs to be correct, and was much puzzled to account for the difference, when it occurred to me to measure the jureeb by which the measurement had been effected, and it was then explained, as on an examination of them 11 jureeb were found to be several inches too long, and on a calculation they were proved to give a decrease varying from 2 to 4 and $4\frac{1}{2}$ per cent. and an average of about 3 per cent.; on inquiry it was shewn that many of these jureeb were very old and had been thrown aside and only brought into use in consequence of more jureeb having been required to complete the measurements in time. I have no suspicion that the jureeb were purposely lengthened, or that the circumstance of their being too long was known; the tehsildar is however deserving of censure for his negligence in not testing them with the guz deposited in his cutcherry, before allowing them to be used.

10. The assumed rental of estates has been distributed on a classification divided into Bara, Munjha, Burha, Khadir, irrigated and not irrigated, and the deductions regulated in the same manner and under the same headings, as detailed in paragraphs 13, 14 and 16 of my report on pergunnah Maat; it is therefore unnecessary for me here to say more on the subject, further than to add that I visited every village, inquired into its capabilities, compared the rates, and did my best to fix a fair amount of revenue on each.

11. The result of the jumabundee and deductions in the 89 estates 17 biswas revised by me is as follows:—

Jumabundee on 47,493 of cultivated land,	1,57,483	6	0
Jumabundee on 1737 resumed lands including gardens,	4,714	14	6
Jumabundee on 2573 new lungar,	2,551	4	9
Sewai items,	84	0	0
	1,64,833	9	3
Amount deducted for excess in the estimate,	3,639	6	6
	1,61,194	2	9
Amount deducted for village expenses and haq malikana at the rate of 25 per cent.,	40,260	2	9
Amount of proposed juma,	1,20,934	0	0

The former juma on the 89 estates 17 biswas was 1,13,902; the increase taken is 11,469, the decrease 4,437, the net increase is 7,032 on the 1st year of settlement; in some few estates a russeedee juma has been fixed, so that there will be an annual increase of a small amount on the above sum.

12. Leases have been granted in all instances for 12 years, and in the villages in the margin, in which the juma has been lowered, the decrease has been allowed to take effect from 1241 F. S. ; the leases of the rest commenced from 1240 F. S. A statement detailing the juma and terms of lease will be found attached to this report, to which the sanction of Government is solicited; were the term of the leases extended to 20 years much good would, I think, be derived from it, as the zemindars would then be induced to sink wells (of which there is a great scarcity in the pergunnah) and otherwise improve the estates. I therefore strongly recommend the leases being extended to 20 years.

13. The juma of villages let in farm is as follows :—

Buheyree,	2,700	0	0
Laneh qusbah Nooh,	950	0	0
Ditto Mukdoompoor,	605	0	0
Ditto Musmunah, }	1,586	0	0
Ditto Kowlanah, }			
Racepoor,	2,200	0	0
3 biswas of Bhuddunwarah,	856	0	0

Total Rupees, ... 8,897 0 0

14. The result of the juma for the whole pergunnah is as follows :—

	Old Juma.	Proposed Juma.	Decrease.	Increase.
On 89 estates 17 biswas, ...	1,13,902	1,20,934	4,437	11,469
On 5 estates 3 biswas let in farm, }	10,681	8,897	1,784	
TOTAL, ...	1,24,583	1,29,831	6,221	11,469
NET INCREASE,				5,248

15. Nohjleel is a very inferior pergunnah; the worst I have seen in the whole zillah; there are some few estates in which the soil is good and the means of irrigation abundant, but generally the soil is bad, wells scarce, and the water not unfrequently impregnated with salt. The villages bordering on the old banks of the Jumna commencing at Furreedunpoor and extending to Baghye and Jofferpoor, in all about 15 villages, are the worst in the pergunnah and more dependant on the rains. The inferiority of this pergunnah will be immediately seen from the small quantity of irrigated lands, which amounts to only 18,594 acres out of 52,846 cultivated, which is less in proportion than in any of the other pergunnahs that have been revised.

16. The tenures are almost entirely bhyacharah; there are some few zemindaree estates, but these for the most part are held by single indi-

viduals; both tenures have been so frequently described that it is needless for me to enter into a description of them here, as there are no peculiarities attending them which require notice. The malgoozars have been selected according to the wishes of the proprietors, and a record made of the proportion of revenue to be paid by each. A record has also been prepared of the possession of each individual, whether holding separately or jointly, and of the manner in which each contributes to the juma and expenses.

17. The assamees are all tenants at will, and generally cultivate on pottahs; there are, however, as in Maat, many instances in which they cultivate paying the bach, h like the brethren, but they always hold inferior lands, and never claim a right to a continuance of the bach, h or of possession. The only instance to the contrary was in mouzah Hussunpoor, in which the right was acknowledged and recorded.

18. The average of the new juma in the other pergunnahs that have been revised will be seen in my report on pergunnah Maat, paragraph 26; the average of the proposed juma in this is as follows:—

	On total area in acres.	On malgooza- ree area in acres.	On cultivation area in acres.
On 89 estates 17 biswas, ...	1 13 9	2 1 9	2 7 7
On 5 estates and 3 bis. let in farm,	1 4 8	2 1 3	2 11 5
TOTAL, ...	1 12 9	2 1 9	2 7 11

19. The whole of the maafee tenures, except in the estates let in farm, have been inquired into. In deciding on these cases I have acted on the same principles as detailed in my report on Maat, paragraphs 30, 31, 32 and 33, and the result is as follows:—

	Maafee in acres.			Jagheer or ser- vice.	Gardens.	Grand total in acres.
	Hukumee.	Given by zemindars.	Total,			
Prior to settlement,	653	1,064	1,717	899	249	2865
Attached at settlement,	94	790	884	669	184	1737
Remaining after settlement,	559	274	833	230	65	1128
In perpetuity,	235	273	508	230	65	808
For life,	2	1	3			3
Reported on separately to the Commissioner,	322		322			

20. The statistics as prepared by the pergunnah officers is as follows :—

No. of estates.	No. of Houses.				POPULATION.										WELLS.				
	Proprietors.		Cultivators not proprietors.	Other classes.	Proprietors.			Cultivators not proprietors.			Other classes.			Total.			Pucka.	Cutcha.	Total.
					Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.			
90	1408	1233	2750	5391	5460	4189	9649	4599	3299	7898	3407	6697	15104	1466	912	14185	32631	3101375	1565
5				259												797	1709	13	30
95	1408	1233	2750	5650	5460	4189	9649	4599	3299	7898	3407	6697	15104	19378	14982	34360	3223	1292	1595

21. This pergunnah completes the work of the season, which amounts to 129 complete estates 17 biswas, giving a revenue of 2,07,609, and now assessed at 2,23,180. When it is considered that I have done this entirely myself, without any assistance, and have at the same time attended to other revenue and police matters, and have, with the sole assistance of Mr. Allen (Mr. Forbes having been almost entirely engaged in investigating pension cases) kept down the work in both departments without having any arrears of business, I trust that my exertions will meet with your approval, and the result with the sanction of Government.

I have, &c.,

(Sd.) W. H. TYLER,

Collector.

No. 234.

To R. H. BODDAM, Esq.,

*Commissioner of Revenue, Agra.**Dated Muttra, 10th November, 1834.*

SIR,

I have the honor to acknowledge the receipt of your letter of the 4th October and its enclosures, returning the whole of the proceedings on the revised settlement of pergunnah Saidabad for correction, and calling for further information required by the Sudder Board in their letter of the 12th ultimo.

2. The English proceedings are again submitted with a general statement, according to the statement forwarded by the Board, which, with the Board's original letter and statement, is herewith returned. The statement prepared in this office differs in many instances from the one sent by the Board. Care however has been taken in preparing it, and it will be found to be correct.

3. In reply to the 3rd paragraph of the Board's letter, I beg to state that the great difference between the recorded ruq'bah of the last settlement and the surveyed ruq'bah, arises from Mr. Boulderson having taken the area recorded in the mawazanah papers as the ruq'bah of his settlement, on which no reliance can be placed, as I will endeavour to explain hereafter. The only portion of the area which was measured at the former settlement was the land in actual cultivation, and that was done roughly by Shoodkar; to this was added the extent of total muhlaid as recorded in the mawazanah papers, and the balance necessary to make up the total area was put down as culturable.

4. The Board will observe that, that portion which was measured at the former settlement, *viz.*, the cultivated lands, corresponds very nearly with the extent of cultivation as now exhibited by the survey. There is a slight increase in most villages by the present measurement, but this is attributed to the general increase of cultivation, which has taken place since Mr. Boulderson made his settlement.

5. With regard to the mawazanah papers of Saidabad, it is a notorious fact that they are not authentic; that the original papers have been long lost or destroyed, and that the records presented to the Board were fabricated and prepared by the Canoongoes to save themselves from being dismissed from their office, which was I believe threatened them, in the event of their not being able to produce the mawazanah papers. The

present canoongoes of Saidabad have declared their inability to explain the immense difference that exists between the ruqbah as recorded in the mawazannah papers and that ascertained by the present survey; there are instances in which the mawazannah papers doubles the ruqbah by present measurement, and *vice versa*. Mr. Deedes made particular inquiry regarding the result to be attached to the mawazannah papers in pergunnahs Saidabad and Juleysur, and his opinion of their incorrectness and utter uselessness has been, I believe, recorded; at all events, he can testify to what I have stated above.

6. With reference to the 4th and 5th paras. of the Board's letter, I beg to observe that, having in my general report on the settlement of the pergunnah, detailed the plan acted on by me, the mode in which the jumabundee was formed for each estate, and the principle on which reductions were made, I did not think it was necessary to explain at the back of each statement A my reasons for increasing or decreasing the juma of each estate. In future it shall be done, and I now proceed to explain, in detail, the way in which the assets in Nos. 1, 2, 7 and 10 were calculated, and the grounds on which the proposed juma was fixed on them.

No. I KURKOWLEE—

7. The jumabundee of the estate was formed on the following rates:—

IRRIGATED.	...	{	Bara,	...	90-1	@	4/8	405	3	6
			Munjha,	...	135-5	@	3/0	405	12	0
			Burha,	...	605-10	@	2/10	1,589	7	0
				...	830-16					
UNIRRIGATED.	...	{	Munjha,	...	10-16	@	2/4	24	4	9
			Burha,	...	256-11	@	1/8	384	13	3
				...	267-7					
			Maafee resumed,	...	12-3			21	13	9
								2,831	6	3

8. The above rates were considered to be fair; they differ but little from those used in estimating the jumabundee for the surrounding villages of Bagpoor, Kerarah, Gotherah, Raipoora and Tainsee; one or two rates are rather less, but this was done purposely, in consequence of the particular class being inferior. In Kerarah the rates are much higher, the irrigated lands being estimated at, for Bara 6-0, Munjha 4-8, Burha 3-0, which notwithstanding caused a considerable reduction on the old juma.

9. The whole estate is cultivated by the brethren, who make good the juma and expenses on the bachah system; thus the nikasee papers afford no clue to the capabilities of the village; the rates used by the teh-

sildar in forming his estimate appearing to be fair and moderate, the settlement was made on it, by deducting 25 per cent on Rupees 708-6-3 for village expenses and huq malikana, thereby leaving Rupees 2,123 as the amount of the proposed juma. In 1217 F. S. the juma paid was Rupees 2,254, in 1218 F. S. 2,504 Rs.; this latter amount was again fixed as the juma from 1219 F. S. to 1222 F. S., but the zemindars were unable to perform their engagements, and in 1220 F. S. fell into balance; their lease was cancelled and the estate let in farm at a reduced juma. Since 1223 F. S. the zemindars have paid 2,000 Rs., which has been realized with the greatest facility, whilst the proprietors have been gradually getting into better circumstances. The whole of them are well off and the estate is well cultivated. On these grounds, I considered the proposed juma to be a moderate one, such as could be fairly and justly demanded.

10. The average of the proposed juma on the land under cultivation is Rupees 3-5-9 per acre, which may appear high in comparison with many other estates, but this must always occur when the demand is regulated on the capabilities of an estate; some villages will be more or less productive than others, and the average must vary in accordance with it.

11. Where the means of irrigation exist and the water is good, there the average will generally, in almost all instances, be highest. In Kurkowiee the water is good and very plentiful, the watered lands being 830 beegahs, whilst the dry only amount to 267-7-0. For this reason the average is high in this village.

NO. II JEEKRAH—

12. The assumed gross rental in this estate was calculated on the following rates :—

IRRIGATED.	...	{	Bara 1st, ...	26-4	×	6/0	=	157	3	3
			Do. 2nd, ...	106-0	×	4/12	=	477	0	0
			Munjha 1st, ..	84-15	×	3/12	=	317	13	0
			Do. 2nd,...	157-5	×	3/6	=	530	11	6
			Burha 1st, ...	117-10	×	3/0	=	552	8	0
			Do. 2nd,...	560-9	×	2/4	=	1,261	0	3
			...	1052-3						
UNIRRIGATED.	...	{	Munjha, ...	3-0	×	1/14	=	5	10	0
			Burha, ...	397-12	×	1/8	=	596	6	9
			...	1452-15	3,698 4 9					
			Bunger, ...	57-1	42 12 6					
			Resumed maafee, ...	24-16	56 5 9					
			...	1534-12	3,797 7 0					

13. These rates are the same as used in the neighbouring villages of Gotherah and Futteballimoor and in Kerarah, and on comparing the amount of jumabundee on the assaunces, with the amount of pottahs or the year in which the measurement was made, *viz.*, in 1239 F. S., the result is as follows :—

By jumabundee,	2,385	4	6
By pottahs including damee, putwaree, &c., ..	2,502	2	9
	<hr/>		
Loss by jumabundee, ...	118	14	13

14. There indeed appears a balance of Rupees 288-11, at the close of 1233 F. S., but this arose from Ticcaram having first deducted the amount of tucavee advanced by him at heavy interest, which caused a balance to appear on account of the pottahs. The village is a very fine one and in a very flourishing state; since 1223 F. S., the cultivation has greatly increased, and several pukka wells have been sunk and cutcha wells can be made in almost every part of the estate; the watered lands amount to 1052 beegahs whilst the dry lands are only 400 beegahs. The estate is very good property and the juma on it is not too high, as I am perfectly satisfied that it yields full 25 per cent. over and above the revenue demanded from it. This may be doubled from the circumstance of 15 biswas having been mortgaged, but it is necessary to explain that the mortgage was not caused from over-assessment, but from the zemindars speculating in indigo, receiving large advances for plant, spending the greater part of the money, and delivering only a small portion of plant agreed for.

15. What with penalty and heavy interest, the sum first advanced soon increased. Ticcaram's object from the first was to get the zemindars heavily into his books, and thus prevent them from having the power of releasing themselves or their estate; with this in view, small sums of money have been advanced at times, and no importunity used in realizing the amount.

16. Luchmun, Girdharee and Hoolasee, proprietors of the remaining 4 B. 4 B. 16 B. did not speculate, and refused to receive any money from Ticcaram. The consequence has been that they are not involved, and have been able to pay up their revenue without running into debt; indeed Luchmun has made something out of his share, and does business as a Behorah in a small way. To prove that the juma is not excessive, I beg to mention that Ticcaram has applied that his lease may be extended to 20 years, and that the original zemindars are willing to engage for the new juma and pay Ticcaram 5 per cent. on it as malikana.

17. To show that the rates used by the tehsildar is merely nominally high, it is only necessary to look to the small quantity of land

charged at the higher rates ; for instance 26-4 of irrigated bara at 6 Rupees per beegah, and in the same way 84-15 of irrigated munjha at 3-12. There is no doubt that in each class some portion of it is better than the generality, and that an assamée will have to pay a higher rate for it than for the remainder. It was formerly the custom to divide each division into numerous classes, according to the supposed capabilities. I therefore could not blame the tehsildar for doing so in the present instance ; but as that system was exploded, I subsequently made all the settlement on junaabundeas estimated on rates on bara, munjha, burha, irrigated and not irrigated. If I had formed my settlement of this village on this plan and had used the rates employed in Kurkowlee, which are the 2nd class of rates, the result would have been as follows :—

IRRIGATED.	...	{	Bara,	...	132-4	×	4/8	=	594	14	6
			Munjha,	...	242-0	×	3/0	=	726	0	0
			Burha,	...	677-15	×	2/10	=	1,798	0	0
					<u>1052-3</u>						
UNIRRIGATED.	...	{	Munjha,	...	3-0	×	2/4	=	6	12	0
			Burha,	...	397-12	×	1/8	=	646	6	6
					<u>400-12</u>				3,772	1	0
			Bunger,	...	57-1				42	12	6
			Resumed maafee,	...	24-16				56	5	9
					<u>1534-12</u>				Rs. 3,871	3	3
Deduct for malikana and village expenses at 25 per cent.,									967	3	3
									<u>Rs. 2,904</u>	<u>0</u>	<u>0</u>

whereas the amount fixed by me is 2,848.

18. The new juma is nominally 90 rupees more than formerly paid, but in reality not more than half this sum, as maafee lands estimated at 56 Rupees have been attached and added to the assets of the malgoozar.

No. VII MYE—

19. The assumed gross rental of this estate was calculated by the tehsildar at the following rates :—

IRRIGATED.	...	{	Bara,	...	89-5	×	6/0	=	Rs.	535	8	0
			Munjha 1st,...		271-7	×	3/12	=	„	1,017	9	0
			Do. 2d,...		68-1	×	3/0	=	„	204	2	6
			Burha,	...	121-5	×	3/0	=	„	363	12	0
								<u>549-18</u>				

UNIRRIGATED, ...	{	Munjha 1st...	41-11	×	3/0	=	Rs.	124	10	9	
		Do.	2d...	37-5	×	2/4	=	„	83	13	0
		Burha 1st...	115-16	×	2/4	=	„	260	9	0	
		Do.	2d...	134-5	×	1/14	=	„	251	11	6
								328-17		„ 2,841 11 9	
Resumed manfee land, ...			4-10						„	9 2 9	
Grand total, ...			883-5							2,850 14 6	

20. This jumabundee gave an average of 3-3-9 on the pukka bregah, which was evidently too high; the rates also did not appear to me to be at all correct, and the following calculation is entered in my rate book, and by it I was guided in making the reduction I did, on the tehsildar's jumabundee, which however, I allowed to remain as the basis of the settlement. The reduction I made was as follows:—

Amount of tehsildar's jumabundee, ...	Rs.	2,850	14	6
Deduct for the highness of the rate, ...	„	222	14	6
		2,628	0	0
Deduct for expenses and malikana at 25 per cent., ...		657	0	0
Amount fixed as the juma, ...		1,971	0	0

21. The calculation in the rate book is as detailed below:—

IRRIGATED.	...	{	Bara,	...	89-5	×	4/8	=	401	10	0	
			Munjha,	...	339-8	×	3/12	=	1,273	8	0	
			Burha,	...	121-5	×	3/0	=	363	12	0	
			<hr/>							549-18		
UNIRRIGATED,	...	{	Munjha,	...	78-16	×	2/4	=	177	4	6	
			Burha,	...	250-1	×	1/14	=	468	13	6	
			<hr/>							328-17		
										2,685	0	0
			Resumed maafee,	...	4-10				<hr/>			
			Grand total,	...	883-5				<hr/>			
										2,694	2	9

22. On comparing the amount of jumabundee on the assamees by this estimate, with the amount entered in the nikasee paper, the result was:—

By jumabundee, ...	429	14	0
By pottah, ...	473	1	0
Decrease by jumabundee, ...	43	3	0

which shewed me that it was a fairer one than that of the tehsildar which evidently had been made on numerous classes to correspond with the pottahs of the assamees. After this he was directed to reduce his classes to bara, munjha, burha, irrigated and not irrigated, and all the villagers, with the exception of some 8 or 10,—the settlement of which had been completed,—were made on these classes. There is a very large proportion of land entered as munjha, but this arises from this village being encircled by numerous well cultivated estates, situated at but a short distance off. The abadee is very good, and the land is well cultivated in consequence of the great number of cultivators that reside on the estate. It is this that has enabled the malgoozars to pay the high jumma they have always done. It was my private opinion that the jumma was rather heavy, and as some portion of the land had been mortgaged, and the rates used in forming the estimate were high, I was perfectly satisfied that such was the case. For this reason I consider decrease necessary.

No. X SURROUT—

23. The assumed gross rental of this estate was calculated by the tehsildar at the following rates:—

IRRIGATED, ...	{	Bara 1st, ...	9-9	×	6/0	=	56	11	3
		Do. 2nd, ...	134-16	×	4/8	=	606	9	6
		Munjha 1st, ...	129-7	×	3/12	=	485	1	0
		Do. 2nd, ...	151-11	×	3/6	=	511	7	9
		Burha, ...	291-2	×	3/0	=	657	4	9
			644-5						
UNIRRIGATED, ...	{	Munjha 1st, ...	17-2	×	3/0	=	51	4	2
		Ditto 2nd, ...	52-5	×	2/4	=	117	9	0
		Burha, ...	264-10	×	1/14	=	495	15	0
			333-17				2,981	15	0
		Resumed maafce land,	10-15				20	2	6
			988-17				3,002	1	6

24. This jumabundee gave an average in jumabundees of 3-0-9 per pucka beegah. On an inspection of the village I found the abadee very extensive and good, and well populated with cultivators, much more than sufficient for Surrouit itself. The soil naturally good and made to produce its utmost. The means of irrigation abundant; not liking the land being divided into 1st and 2nd classes, I found my own estimate of the resources of the village by using the rates employed by me in Mye which adjoins this estate. By these rates the jumabundee would be:—

IRRIGATED.	...	{	Bara, ...	144-5	×	4-8	=	649	2	0
	...		Munjha, ...	280-18	×	3-12	=	1,053	4	0
	...		Burha, ...	219-2	×	3-0	=	659	4	9
	Maafce resumed,	...		10-17				20	2	6
				988-17				3,050	10	3

This agrees very closely with the jumabundee of the tehsildar, which I allowed to remain as the basis of the settlement. I however thought it necessary to deduct Rupees 94-1-6 from the jumabundee on account of the burah hakce lands, which are inferior to those of Mye, particularly in the direction of Koorsuidah. I estimated this as worth 1-8 instead of 1-14 per beegah, and deducted a sum nearly corresponding with the difference.

25. In forming the juma, calculations were as follows:—

Amount of tehsildars' jumabundee, ...	3,002	1	6
Deduct for the highness of the rate on burah, ...	94	1	6
	2,908	0	0
Deduct for expenses, malikana &c., at 25 per cent., ...	727	0	0
Juma proposed, ...	2,181	0	0

This is 19 Rupees decrease on the former juma, which need not however have been altered, as it was a very fair and proper juma, and one which the malgoozars have paid without any difficulty since 1223 F. S., is as shewn by the flourishing state of the village and wealthy condition of almost all the proprietors. The soil is very superior and very productive; being well watered and well cultivated is able to pay a higher average.

26. With regard to the rates used as the basis of the settlement they will be found seldom to exclude those noted
 * IRRIGATED. DRY.
 Bara, 4/8 2/4 in the margin,* and when they do that they are
 Munjha, 3/0 1/14 merely nominal, being used only in a few beegahs
 Burha, 2/4 1/3 of any particular class, as has been noted in my remarks in mouzah Jeekrah.

Pergunnah Saidabad is generally of a very rich soil and being very much interspersed with villages and highly populated, is exceedingly well cultivated, and from the means of irrigation being very abundant, comparatively little affected by the seasons. Under these circumstances the produce is large, and the estate consequently much higher than in ordinary pergunnahs where the advantages are not so great.

27. In every pergunnah, however, there will be villages more or less productive than the generality of estates, which will make it impossible to

use the same set of rates for all the villages composing a pergunnah, and from the same causes an estimate, any thing like approaching to the truth, cannot be formed of the resources of a village by using one average rate per beegah, on the malgozaree or cultivated lands for the whole pergunnah. It is clear that to secure a true estimate, the rate must vary according to the productiveness of the village, and it will hardly be advanced that all villages are equally productive, in proportion to the extent of the cultivation.

28. When Saidabad was settled, it was, I believe, the general practice with all Collectors to form the estimate of the supposed gross rental of an estate by rates in numerous classes of soil, prepared so as to correspond as much as possible with the amount paid by assamees. This circumstance added to that of not many villages being settled at one time, or by the same individual, made the rates not unfrequently differ materially in different villages in the same pergunnah. This, in my opinion, must in some measure always occur, but it may, I think, be much lessened by classing the villages according to their productiveness and adopting one set of rates for each class. Since the return of the Saidabad papers, I have attempted on this plan to form new jumabundees for the 18 villages settled by me, and the result will be found in the accompanying statement, which shews the number of classes into which the villages are divided, the rates used, and the difference between the jumabundee on which the settlement was made, and that by the new rates. I think the result to be very satisfactory, as it goes far to prove that the jumabundee on which the settlement was formed is moderate, and that the estates have been evenly assessed.

29. There are three instances in which the new jumabundee is somewhat higher than that on which the settlement has been formed, *viz.*, Nos. 22, 54 and 81; the proposed juma in Nos. 54 and 81 is, in my opinion, rather light, in comparison with that of some other villages, but as the juma fixed gave a large increase, it was not thought advisable to raise it higher; with regard to No. 22, Marethah, the land is bad and the new rate rather too high for it. The only instance in which any material decrease is to be observed is with respect to Koorsundah, No. 80; the land in this village is exceedingly good and the new rates are evidently too low, as I am perfectly satisfied that the juma fixed on this estate is light, and one which the zemindars will be able to pay with the greatest ease.

30. In making the settlement, I exerted my best endeavours to fix a fair and reasonable juma for each estate, to make the assessment equal, and, as the rights of all proprietors were in my opinion equal, to lease the same proportion of profit or huq malikana to all. You were encamped last cold season for a long time in the pergunnah, and must have had an opportunity of judging how far my proceedings gave satisfaction. I am not

aware of any complaint having been made to you against a single order of mine, and am therefore led to believe that my proceedings gave general satisfaction.

31. The proposed juma of the whole pergunnah averages 2-13-6½

	<i>On total mal- goozaree area.</i>	<i>On total cul- tivated area.</i>	per acre on the malgoozaree lands, and 3-2-1½ on the land under cultivation. On comparing this with the average in Sonyee, Rayuh and Muhabun, the jumaf of which have been settled and sanctioned by Government, the result is as follows :—
On 81 villages settled by Mr. Tyler, ...	2 13 6½	3 2 1½	
On 13 villages settled by Mr. Deedes.	2 13 7	3 2 6	

	On malgoozaree land.			On land under cultivation.		
Sonyee,	3	2	4½	3	4	5½
Rayuh,	2	10	1	2	13	6½
Muhabun,	2	7	6¾	2	15	5½
Saidabad,	2	13	6½	3	2	1½

Since the settlement, the increased juma has been taken and the revenue realized with the greatest ease, without a single public transfer of property or even attachment, which, considering the badness of last season, may be considered as a good test of the fairness of the new juma.

32. The term of the leases granted by me only extends to 12 years. I have had numerous applications to have it extended to 20 years, and the tehsildar has been directed to send in the durkhasts of all who wish the period of their leases to be changed. A list will be hereafter forwarded with an application for the extension to be granted. Many of the malgoozars of Muhabun, Sonyee and Rayuh have also applied for an extension of their leases for 20 years, and lists, with the same object, are also being prepared for these pergunnahs.

33. An English statement of the average rate per acre of the revised juma on the total area, total malgoozaree area, and total cultivation of all the Regulation VII settlements, which have hitherto been concluded in this zillah, is in preparation, and will, agreeably to your request, be forwarded to your office.

ZILLAH MUTTRA,
COLLECTOR'S OFFICE,
The 10th November, 1834.

}

I have, &c.,
W. H. TYLER,
Collector.

REPORT
ON THE
SETTLEMENT OF PERGUNNAH JULEYSUR,
ZILLAH MUTTRA.

1. Pergunnah Juleysur is situated in the Dooab, at the eastern extremity of the Muttra Collectorship; its chief town, Juleysur, being distant from Muttra about 45 miles east, from Agra 20 miles to the N. E. and from Coel 30 miles west.

2. On the north it is bounded by pergunnah Hatrass and Hussain in the district of Allygurh; on the east by Morereh in Furuckabad; on the south by pergunnah Shekohabad in zillah Mynpooree, and pergunnahs Ferozabad and Kundowlee in Agra, and on the west by Suphoo in this district.

3. Its figure is that of an irregular trapezium, the extreme length from west to east being about 20 miles, and the breadth from north to south 16 miles. The total area comprising 1,88,191 acres or 294 square miles.

4. The surface is almost an unvaried flat, broken in some places by low sandy undulations, and the soil generally light, varying however from sandy and almost unproductive to very good, though not strong, land in other parts of the pergunnah.

5. Pergunnah Juleysur has no constantly running stream, but it is traversed during, and sometimes subsequently to the rains, by a nullah which joins the Jumna near Chappra Gulla and supplies the means of early partial irrigation of the rubbee cultivation.

6. There are 199 mouzahs in pergunnah Juleysur, including 58, held in istumraree, by Thakoor Petumber Singh of Awa, which form no part of the settlement now reported.

7. The principal towns are Juleysur, (Deokurnpoor) Oomurgurh and Awa; besides which, markets are held once or twice a week in 14 villages wherein the population varies from 700 to 2,000.

8. The vicinity of the great markets of Hatrass and Agra (and as regards cotton, Furrak) has probably prevented any considerable trade from centering in the pergunnah, and the bazars are chiefly confined to the supplying of the local consumption.

9. The common coarse cloth, called guzze, which forms the chief clothing of the poorer classes, is made in almost every village, but there are no manufactories of any moment peculiar to the pergunnah, excepting, perhaps, the glass-houses at Juleysur, in which glass bot-

tles for rose-water are rather extensively fabricated, and the dyers of the town have also some reputation for the brilliancy of their colors, which procures them employment from a considerable distance.

10. The statistical tables of the professional survey supercede the necessity of much detail on this subject, but it may not be amiss to notice here that the number of houses in the pergunnah is 14,739,—of souls 97,252, giving $50\frac{1}{7}$ of the former and $330\frac{2}{5}$ of the latter, to a square mile. Relatively to the other pergunnahs of the district, Juleysur is fully peopled. Saidabad, Muhabun and Muttra, are more populous, but the first has larger towns: in Muhabun are the Hindoo places of worship Buldeo and Gokul, and the chief city of Muttra renders that pergunnah an unfair subject of comparison.

11. I believe most of the censuses taken in India exhibit an excess of males, and in this pergunnah their ratio to the females is as 17 to 12, the disproportion being rather greater amongst the Hindoos than amongst the Mussulmans. In the first as 100: 70. 66; in the latter 100: 72. 8. It seems to me that in this matter, the statistical tables cannot be relied upon. It is quite out of the question that the relative proportion of the sexes can differ so considerably, when the extremely accurate censuses of Europe gives, I believe, in most cases, a slight excess of females.

12. In some Rajpoot villages, where I took particular pains to obtain correct returns, I found the proportion to be 100: 80. These villages containing about 5,000 souls are too few to be admitted as affording an exact criterion. Should these returns in this case be correct,—and I have great confidence in them,—some interesting reflection might arise on the great difference in the relative number of the sexes.

13. An account and detailed census that would exhibit in which of the different classes or castes the greatest discrepancy prevailed, would be instructive, and might lead to some decided conclusion on the subject of female infanticide, the practice of which, though far less prevalent than formerly, is said to be not entirely abandoned in some of the Rajpoot castes, and may not impossibly in some degree influence the actual disproportion.

14. Eleven-twelfths of the population are Hindoos of almost every caste.

Amongst the proprietors (exclusive of the istumraree of Awa) are—

In 88 villages,	Rajpoots,	chiefly Gilotes and Jadones,
„ 12	„	Brahmins,
„ 12	„	Aheers,
„ 11	„	Miscellaneous,
„ 10	„	Mussulmans,
„ 2	„	Europeans.

15. The estates, with the exception of that of Petumber Singh, are not large, only 17 paying above 3,500 revenue to Government, and of these, only 3 exceeding 10,000 Rupees. Independently of the extensive talooka of Awa, Musa Petumber Singh has contrived, in one way or another, to appropriate either as proprietor or mortgager, which seems invariably to lead to the same result, above 46 square miles of the pergunnah, so that in the whole 131 square miles, or $\frac{1}{3}$ of the pergunnah, are in his hands. It is foreign to my present purpose to advert to the means by which these acquisitions are completed, but it would seem that no one accepts his assistance without ultimate ruin.

16. Of landed tenures, the zemindaree is universal in this pergunnah, the village being generally held in community by the proprietors, who are entitled to share in the profits in the proportion of their respective biswadaree interests, although it perhaps rarely happens that this strictly obtains in practice. Some one of them becomes the managing lumberdar, often from seniority, or not unfrequently from greater aptitude for business, and in this latter case especially, his son succeeds to his station, and consequent influence. In the meantime, the interest of the several sharers becomes vested in the descendants of the other branches of the family, and following the same system one of each branch, commonly the eldest, settles with the manager for their proportion, and arranges the subdivision.

17. In each of these cases the effort of the manager is to distribute as little as possible, and perhaps, a strictly just apportionment never occurs. It is obvious that in a few generations the subdivisions become so minute that they are scarcely worth a struggle, and it is probable these first fall into abeyance.

18. The receiver and unjust appropriator of the profits in the share dies, and if the managing lumberdar of the time be a sharp clever fellow, he generally contrives to absorb this interest, by some compromise with the sons of the deceased, whose individual legal share is perhaps less than the advantage he offers them, and who, if they attempted resistance, would be met by the counter claim of some of the former co-sharers instigated by the general manager.

19. This is the general progress, modified of course by the personal character of the managing lumberdar; in some cases, where the sharers are few and pertinacious in the maintenance of their rights, a division of the estates takes place, but this is less common. It is also not unusual for the different sharers to accept, in lieu of their share of profit, a portion of seer land, free from rent, leaving in consideration of this the rest to the wily lumberdar, who undertakes to pay the rent and charges, and is entitled to all the advantages he can obtain in letting the remaining land.

20. Some few estates are Thakoratee, the malgoozar being the ostensible and real sole proprietor, and merely giving a maintenance to the junior members of his family. This is not in strict accordance with the Hindoo law of inheritance, and it is perhaps, at least doubtful if it would be upheld in the Civil Courts. The practice is said to be supported by immemorial family usage, of more easy assertion than proof, but one would see with regret the interruption of any long standing evasion of the baneful effects of equal subdivision inculcated by the Hindoo law.

21. Monied rents alone obtain in the pergunnah, for the instances of rents butaie or division of the crops, which do occur occasionally, form justly no exception to the general rule. It sometimes happens from a ryot absconding, when the season is so far advanced that no arrangement can be made for the cultivation of his field, an arrangement on the butaie principle may then be made with the other ryots to cultivate, after having completed their own sowings when the prospects of a crop are too precarious to induce them to agree to a monied rent; and in the same way, land of too inferior a soil to admit of any determinate rental, is sometime cultivated by the village kisan in particularly favorable seasons, and left waste at others.

22. I did not neglect to take into consideration the monied prices of grain, with reference to any permanent alteration these might have undergone during the period of the existing settlement, being not insensible to the importance of this fact in the assessment of the land revenue; but although I have been at considerable pains to collect details on this subject, I must confess that the nirikhs I have obtained from the several bazars are often too contradictory of each other to justify much confidence in their accuracy. In nearly contiguous large markets, we may be sure that the variation in price will never be much greater than the cost of transport, and yet in some instances, the prices quoted in the nirikhs of Hatrass and Coel varied from 40 to 50 per cent., whilst the charge of carriage between those places would scarcely exceed 6 per cent.*

23. In common seasons, the price of grain is generally considered to be highest in November; the extent of the khureef crops is then known, and the provision of seed corn for the rubbee sowings is then made by the ryots; as regards the cultivation therefore, the rates of this month and the rates at which they sell their crops for delivery, are the prices which most affect their interests, and I have on both these points annexed lists, on which I am disposed to place dependence. They both exhibit extreme fluctuation at some period, but they certainly afford nothing to justify a conclusion that any progressive alteration has arisen.

24. A permanent decrease in the monied price of grain must be nearly identical with a rise in the value of money, and this would be ex-

* See table, pages 80, 81.

emplified in its universal influence on all productions ; but I cannot find that this result has taken place ; labour is said to be as dear now as at any preceding time under common circumstances, and I am not aware of any article of general consumption that can be considered as having experienced any other depreciation, than is connected with more or less favorable seasons. The price of gold also seems to have progressively and regularly advanced from 1819 A. D., when it was at 15 Rs. a tolah, to 1829, when it reached its highest rate 17½, from which it has latterly receded to 16½, being still 8½ per cent. above the price of 1819.

25. It does not therefore appear to me, that any such alteration in the value of money has arisen as to render monied rents a greater burden now than previously on the landholder ; at the same time there is no reason for considering him in a more favorable position in this respect, than at the period of the last settlement. Intermediately indeed, cotton and indigo, as will be hereafter noticed, have been sources of great advantage, and led to much extravagance unfortunately, without increasing the rent of the zemindars ; their temporary profits being thrown away in more expensive marriages and in providing for a larger train of idlers ; this advantage has certainly disappeared, but it was extraneous and accidental, and but of transient duration.

26. The rubbee cultivation in this pergunnah, relatively to the khureef, is estimated as 3 to 2 ; the facility of irrigation from the nearness of the water to the surface, and the extensive markets which Agra affords for the superior descriptions of grain, probably is the cause of this, as the soil is not generally well suited for the growth of wheat, though this is cultivated extensively. With the soil and skill of the cultivator the produce of course varies, but a return of 12 to 1 seems to be thought a full average. It is, however, exceedingly difficult to collect any information on this head, in which much reliance might be placed.

27. The rubbee crops also includes most of the seeds from which oil is expressed, and when the soil is good and water near the surface, and indigo not cultivated, generally a good deal of chunna or millet is grown, in the leisure interval between the main rubbee harvest and the rains ; kungnee and muroah, a small coarse grain for village consumption, is also sown about the same time, but not to any extent.

28. A good deal of indigo is cultivated in parts of the pergunnah, chiefly in the vicinity of the Oomurgurh and its subordinate factories, and it appears from the condition of the village to be of the highest importance to the agriculturalist. Its general cultivation has however greatly diminished of late years, though it is still maintained on a small scale in many villages, with a view to the seed crops for the markets of the lower provinces. Sugar-cane, and tobacco, which require stronger soils, can scarce-

TABLE

The Table gives

Years.	HATRASS.						JULEYSUR.							
	Wheat.		Barley.		Gram.		Wheat.		Barley.		Gram.		Wheat.	
	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.
1813														
1814														
1815														
1816														
1817	24	31	37	42	40	47	27	83	33	49	29	56		
1818	36	42	49	56	42	49	31	38	40	56	33	42		
1819	44	49	78	89	49	64	37	42	47	53	40	42		
1820	44	60	78	133	39	78	33	41	42	49	38	44		
1821	52	64	64	93	80	84	34	77	67	133	36	74		
1822	60	91	67	100	51	69	42	87	53	156	62	100		
1823	50	61	71	89	72	89	49	49	Wanting		71	71	66	67
1824	62	89	80	89	60	78	67	67	Wanting		83	89	72	85
1825	16	60	76	98	51	64	39	73	47	100	40	96	47	71
1826	67	89	89	100	78	100	41	47	49	56	38	51	48	51
1827	60	67	83	94	71	84	38	56	44	83	36	83	62	64
1828	71	100	73	100	49	89	56	50	78	144	78	183	68	98
1829	60	89	89	156	71	89	71	89	116	150	93	139	90	95
1830	56	89	64	89	50	80	73	89	103	122	89	116	97	100
1831	69	78	84	133	62	89	64	76	83	94	83	89	84	86
1832	44	93	60	122	47	98	67	94	62	92	80	116	90	102
1833	62	89	84	133	73	111	51	75	58	89	56	80	62	101
1834	76	93	89	100	91	100	51	51	62	62	56	56	67	87
1835	52	91	10	122	71	96	71	91	94	122	78	111	83	89

OF PRICES.

pounds per Rupee.

COEL.				MUTTRA.						PRICE FOR BONA FIDE SALE DELIVERY. IN NOVEMBER.				
Barley.		Gram.		Wheat.		Barley.		Gram.						
Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Highest price.	Lowest price.	Wheat.	Barley.	Wheat.	Barley.	Gram.
				34	54	38	89	35	58	151	189			
				47	59	84	127	51	100	100	153			
				80	102	102	145	78	116	101	131	101	118	111
				67	91	87	133	60	102	104	151	86	101	86
				27	80	31	126	31	91	76	100	25	31	30
				31	53	38	78	36	53	38	55	40	50	45
				31	44	44	78	38	56	48	56	41	53	45
				33	41	30	56	40	51	40	55	35	45	43
				32	67	40	145	41	78	70	106	76	87	87
				41	78	62	122	60	93	93	111	60	63	60
83	92	92	111	44	58	58	89	56	118	64	81	68	81	81
87	119	88	121	56	76	59	104	76	122	85	126	69	81	58
54	90	53	86	38	66	44	80	47	82	78	106	*44	53	*50
52	56	50	51	36	44	51	56	43	57	74	96	40	50	43
86	93	81	83	31	51	56	87	51	93	55	78	76	76	76
126	161	109	133	53	73	88	105	87	98	77	111	50	63	57
137	139	108	118	67	80	102	104	104	122	66	129	76	93	81
123	138	110	123	62	87	87	116	89	118	87	131	83	96	87
106	109	96	106	56	73	78	102	73	107	81	101	58	82	76
133	149	119	136	60	104	76	127	91	153	93	132	76	94	82
76	117	66	107	40	87	52	129	52	118	82	104	76	94	82
83	130	57	83	44	64	56	105	50	78	57	77	*60	76	*60
107	119	95	95	51	93	98	138	60	124	77	113	76	94	76

* NOTE.—Average of 9 years 1817 to 1825, ... 51 60½ 55
of 9 years 1826 to 1834, ... 62 80½ 71
difference per cent., ... 21½ 33 29

ly be said to be cultivated. The khureef crops are similar to those of the other parts of the Doonab, consisting of indian corn, bajra, juwar, and various kinds of pulse and cotton, which latter is very generally cultivated. The castor-oil plant and urhur also form part of it, but are seldom sown separately.

29. Few of the cattle used in cultivation are bred in the pergunnah, the limited proportion of grazing lands rendering this unprofitable. The large fair of Butteyshur, held in November, is generally abundantly supplied with cattle, but the supplies of the pergunnah are chiefly obtained from the dealers, who bring large droves of oxen from Hurriana and Mewat. They have for the most part their particular lines of travelling, usually arriving about March or April, supplying the several villages in their progress, which is prolonged till their herds are disposed of, and generally returning about October or November to collect their funds, the usual practice being to receive only 1 or 2 Rs. per head on delivery, and the remainder when the maturity of the khureef crops provides the kisan with the means of payment. The existence of so great a degree of confidence is singular, and that it is not frequently abused, which we may certainly presume from the continuance of the system, is still more so, but it is a striking proof how strong a support good faith finds in the necessitous and mutual interests of individuals, under even the most imperfect system of morality.

30. The entire malgozaree cultivated area of the pergunnah comprises 1,27,300 acres, paying a revenue to Government, under the last settlement, of 3,14,353 Rupees. On 135 villages, measuring 1,28,323 acres, 2,42,685 Rupees; in 58 villages in Petumber Singh's istumrree, measuring 5,420 acres, 71,668 Rs., total 3,14,353 Rs. 6 villages maafee, held under registered sunnuds, measuring 3,421 acres, and under the proposed settlement the revenue will be increased 15 Rupees on the 135 villages; so the future collections will be 3,14,368. Of the 135 villages noticed, 27 were settled by Mr. Deedes at an increase of, 2,048

4 by Mr. Tyler at a decrease of, 2,330

104 now settled, at an increase of, 297

2,345 2,330

Thus making the total increase 15 Rs., as above stated, on that part of the pergunnah, distinct from talooka Awa, which was settled some years ago by Mr. Deedes, then Collector of Saidabad, at an increase of 18,409 Rs. This estate contains about 85 square miles or nearly 3/10 of the whole pergunnah. It is chiefly situated in the eastern part, but some of its villages are detached in the centre of the pergunnah.

31. The new system of one uniform weight is not yet in full operation in the pergunnah, though in Juleysur itself, the residence of the tehsildar and other police stations, it has been introduced. It will probably be sometime ere this most desirable reformation is in full activity, but when once the plan is carried into complete effect in the principal bazars, the villages that trade with them will gradually adopt the alteration. The weight of the seer in this pergunnah varies from 92 old Furruckabad Rs. to 108½, through a variety of gradations. To the large wholesale trader this difference is perhaps only troublesome, but the case is widely different with the poor ryot, who in selling his small crops to the bunnea or providing the articles of his consumption, though he may have an indistinct perception of a difference, is unable to determine what it is with precision, and is imposed on accordingly.

32. I do not know whether it will be considered irrelevant or supererogatory in my report, to notice, amongst other facts which came under my observation, the rate of interest current in tucavee advances amongst the natives to the cultivators. It seems when these take place under no specified agreement, the return is 1 Rupee 4 as. at the end of the fusl, for 1 Rupee advanced at the beginning for seed, or in other words 25 per cent. for rather less than 6 months. Again when the village bhorahs afford assistance to the cultivators in the payment of their kists, they are accustomed to charge one anna a Rupee per month for the first month, half an anna per month for any ensuing period of the advance, which is short, as the repayment is calculated upon in Bysak or Jait for the rubbee, and in Aghon or Poos for the khureef, from the crops on which it has an understood lien and is realized accordingly.

33. Although only the legal rate of interest is recoverable by legal proceedings, the almost constant transactions at higher rates evince the insufficiency of the laws in prescribing the maximum rate which the lender shall receive for the use of his capital, when it suits the interests of the borrower to agree to higher terms; without presuming to question the utility of a law always evaded, and which affords the lender a plea for additional exaction, I may mention that the practice here of mortgagees is, to make over the village supoordnameh on a bond, bearing not only the full legal rate of interest, but also including an additional allowance from ½ to 1 per cent. per month as charges of management never meant or expected to be incurred, the object being merely to evade the usury laws, and in fact it is taking an interest of 18 to 24 per cent.

34. In many cases the official form of transfer is alone completed, the complete contract and management being left to the proprietor in the expectation, that the same unthriftiness which brought him at first unto difficulty will be persevered in, so that the compound interest at 24

per cent. may form an accumulated debt from which there is no extrication. The village is thus lost for a sum, that was inconsiderable in the first instance. A stop to this practice might be put, if in the case of loans on mortgage of landed property, the system was to make them subject to extinction by the usufruct for such a term of years as might be agreed on by the parties.

35. This would certainly be a great interference with private property, and it would also diminish, in some degree, the facility of borrowing, and would lead to more frequent absolute sales of lands which are now scarcely ever voluntarily made; but on the other hand, the needy man would then really get the full value of his estate, whereas he now in fact parts with it for a comparative trifle, and the thriftless individual, whose extravagance has led to the necessity of pledging his paternal property, would be the first to feel the deprivation, whereas now, it may, and does happen, if the advance be comparatively inconsiderable, the accumulated debt may not in his time reach an amount to which, repayment being hopeless, the lender avails himself of his power to assume the property. I have thought it permissible to notice this, as the *pergunnah* affords examples of this mode of acquisition of property in several instances, and the whole of the facts adverted to clearly bear on the condition and power of the agricultural classes, and may therefore, without impropriety, be connected with a report of revenue assessment.

36. Having premised these general observations, I now proceed to detail the plan of my proceedings in execution of the duty intrusted to me. I was sensible how deeply the comfort and happiness of thousands were involved in the result, and my own feelings, equally with the instructions of the Sudder Board of Revenue, admonished me that the first object with the Government was, not to extract from the land the extreme surplus produce that could be wrung from its possessors, but to impose no greater burthen than could be borne by the people, without checking the progress of improvement. My conduct was therefore influenced by an anxiety to inspire the people with confidence in the liberal and beneficent intentions of the Government, to shew them that it felt their flourishing condition to be inseparable from its own prosperity, and that its efforts were directed to the promotion and encouragement of industry, by insuring to all the rewards of their exertions. I also felt that of all the evils of taxation, inequality is most impatiently endured. So long as the burthen imposed is distributed with impartiality, its heaviness may be a subject of complaint, but its universality carries with it an appearance of justice, and indirectly affords a presumption of its necessity. It is inequality that produces exasperation.

37. I was therefore anxious that such grounds of dissatisfaction should not result from my proceedings, and that the people should be

convinced my efforts were directed to an equal distribution of the burthens, which the necessities of the state demanded, and in this, I think, I have at least been particularly successful. It was my care also to induce an amicable adjustment of their disputes, to lead them to consider me as their protector from undue influence and extortion of the native amlah, as one who would decide impartially on the points falling within my cognizance, and who had no disposition to any unnecessary interference in the internal management of their property, which is always regarded with jealousy and suspicion, and of very questionable advantage, and although in many cases originating in the most praiseworthy feelings, is but too often the fertile cause of innumerable acts of injustice and oppression.

38. I was particularly solicitous to display my avoidance of all intervention between landlord and tenant, fully explaining to each the provisions of Regulation VIII of 1831, by which every increase in the rent must be duly recorded, ere it can be legally exacted; this regulation appears to me all that is requisite for the protection of the ryots, and although pottahs generally exist in some of the villages formerly settled in the pergunnah, it did not appear they had been productive of advantage or satisfaction to either party, and in fact they had fallen in many cases into disregard. It could hardly be otherwise, and I was glad I was not under the necessity of continuing the arrangement. It was an apparent, rather than a real protection. The independent ryots needed none, for the interest of the zemindar insured fair dealing with them, and it was unavailing to the cultivator, who was in debt to the zemindar, or dependent on him for the means of support whilst his crops were arriving at maturity, and who consequently dared not assert the right it gave.

39. In truth these arrangements ought to be left to settle themselves by the reciprocal interests of the parties. The revenue is a positive charge on the zemindar, the call for which causes the cultivation of the estate, and to secure this he must submit to equitable arrangements with the ryots. Although not theoretically understood by the natives, the principle of supply and demand must here, as elsewhere, exert its influence, and in a country where monied capital is far from abundant, the kisan who has means of his own, is sure to obtain fair terms, and in fact is sought after and courted by the landholder. Those who have not, have only what their labour is worth, and if they will attempt to place themselves in a higher class than that of day-labourers, it is not improbable they do so at some sacrifice of personal comforts, a circumstance scarcely to be regretted, for it is the wretched system of small holdings, that is the great bar to agricultural improvement.

40. Actuated by these principles, I commenced my examination into the general state of the pergunnah, relatively to its condition at the

time of the last settlement in 1223 F. S., and I found it seemingly prosperous. It is fully peopled, and the villages generally afford no apparent evidence of distress or poverty. The revenue has been regularly paid, and the balances were inconsiderable, but I ascertained that of the 104 villages under settlement, 40 in the last twenty years had been either entirely or partially sold or mortgaged by the original proprietors, and I became aware that the complaints I heard of inequalities in the assessment were not without foundation.

41. To determine how far the total juma was susceptible of increase, I examined all the records connected with the subject, entered into constant and unreserved communication with the people, and carefully compared the rates of assessment and character of the soil with those of the adjacent pergunnahs, together with their relative facilities for obtaining a market for their produce. The impression produced on my mind was that the total sum levied in the pergunnah was as much as it could well bear, but I was a good deal struck with the fact that, although the settlement of 1223 F. S., was an increase on the preceding juma from 1218 to 1222 F. S., still that it had been paid, whilst on this latter no fewer than 31 estates had been exposed to sale for arrears of revenue.

42. That the proprietors acquiesced in the higher revenue imposed did not surprise me, looking at the proceedings of the period. In the original settlements, many were made with talookdars or renters, from the small proprietors being deterred by their apprehensions from engaging directly with the Government; subsequently deriving confidence in the new Government from experience, at ensuing settlements they urged their claims to be the engaging malgoozars, and the contests that then arose between the old renters, desirous to keep possession, and the real owners anxious to replace them, led to extravagant rates being readily accepted.

43. The high assessment was therefore intelligible, but I could not immediately account for the existence of no new balances on any other principle than that the assessment was really moderate, particularly as even the most heavily assessed estates had regularly paid their revenue, which seemed to afford the legitimate inference that an equal rate might justly be continued, and that other estates might, *cæteris paribus*, be raised to an equal level; by minute inquiry however, I learnt that latterly the revenue had been collected with difficulty, that the condition of the proprietors was evidently deteriorating, and that, in fact, many were contending against difficulties that would at last overwhelm them.

44. There were also some circumstances no longer in operation which accounted for the apparent anomaly. The termination of the Continental war and the opening of the trade to India under the provision of the

Charter of 1814, led to an increased demand for many articles of the raw produce of the country, for the markets of Europe, which had been previously disregarded. This, and some concurrent causes led to extensive purchases of cotton, the staple produce of these provinces, which for some years became an object of eager demand at nearly the double average price of former years. Before this, which greatly increased the means of the landholders, had quite subsided and prices had receded to nearly their former average, they found a similar resource in the spirit of speculation amongst those concerned in the trade in indigo, who by their extravagant competition, not only led to immense prices for gaud or indigo fecula, but were at all times ready to assist the zemindars with advances to bring them under their controul, the system at that time pursued rendering proximity to the factory of little consequence.

45. Since 1826 this resource has greatly fallen off, entirely as regards distant villages, from a change in the system of manufacture, and instead of receiving continued assistance, the zemindars now find themselves called upon to repay the advances, by which they were formerly enabled to liquidate the revenue demands with so much regularity.

46. The effect of this indication is therefore completely nullified, and the relative states of the pergunnah in the shoodkar settlement and at the present time, affords no sufficient grounds to justify an increase of the assessment. The shoodkar measurement being occasionally in puc-ka and sometimes in cutcha beegahs, and the khusrak admeasurement universally in the former, the contents as recorded of course do not correspond, but it will be seen that the relative proportions of cultivated, waste, and barren land very nearly coincide, and at all events the difference is too trifling to form alone a ground of additional assessment.

Measurement of 1223 F. S.		Present measurement.
Total cultivation‡	69.28 per cent.	71.24 per cent.
„ Unculturable,	24.30 „	23.23 „
„ Culturable,	6.42 „	5.53 „
	100.00	100.00

47. A comparison with the rates of the contiguous pergunnahs Suphoo and Hatrass, would hardly be fair, since both are considerably superior in soil, and much better irrigated than Julaysur, but I of course adverted to those, allowing due weight to this difference and to the rates in the villages settled by Messrs. Deedes and Tyler; the rates of Mr. Deedes' 27 mouzahs are,—

On total area.	On malgoozaree.	On cultivation.
2-1-3	2-11-6	2-15-9

Mr. Tyler's 4 mouzahs,—

On total area.	On malgoozaree.	On cultivation.
2-0-9	2-14-11	3-2-0

but amongst the latter are Direepoor and Suleympoor Thooluhee, altogether detached and situated in the centre of Hatrass, and consequently subject to the above remarks as regards that pergunnah. If these be omitted his rates are only,—

On total area.	On malgoozaree.	On cultivation.
1-1-5	2-2-6	2-6-0

Of talooka Awa, the remainder of the pergunnah, and of course a fair object of comparison, it is only necessary to say, that its average rates would have justified a much lighter assessment than that existing in the 104 villages committed to me for settlement, in which the average is,—

On total area.	On malgoozaree.	On cultivation.
1-13-2	2-7-2	* 2-10-2

48. In further consideration of an adequate juma, I distinguished the cultivation into the 2 grand divisions of irrigated and unirrigated, and learning from a reference to the pergunnahs of Suphoo and Hatrass, where irrigation is almost universal, and from frequent and minute inquiry, I came to the conclusion that 3-4 for the former, and 1-8 for the latter, were just and reasonable rates. I formed on these a supposititious juma, which I found very nearly to coincide with the present assessment. After much reflection and a full consideration of all the above circumstances, I decided on the actual revenue as the basis of my settlement, satisfied that no mate-

rial increase could be admitted, without a deviation from the liberal instructions of the Sudder Board of Revenue, and the beneficent intentions of Government.

49. I now proceed to detail the principle under which the appointment of the total juma was determined, premising that I did not enter into the consideration of this point, till I had previously examined into, and decided upon, all claims brought forward which were within my cognizance, personally visited narrowly every part of the pergunnah, and made myself perfectly acquainted with the nature of the soil and the character of the cultivation; I then prepared supposititious jummas for each estate,—1st on the assumption of 2-10-6, on the total cultivation, being the general average of the 104 estates,—2nd on an estimate of 3-4 per acre on irrigated, and 1-8 per acre on unirrigated land,—3rd on a jumabundee formed on fair average rates for the different descriptions of land, and which I assumed as—

5-4	per beegah on irrigated bara.
1-12	„ „ unirrigated ditto.
3-0	„ „ irrigated munjha.
1-4	„ „ unirrigated ditto.
2-4	„ „ irrigated burha.
1-0	„ „ unirrigated ditto.

—4th taking the amount as in the nikasee papers, and taxing the seer land of the zemindar at the same rates as the assamees cultivation, and deducting 37 per cent. from the total in each mouzah, this per-centage being requisite to bring the entire nikasee, thus estimated, of the pergunnah to the total juma adopted.

50. In addition to this, I required dools from the native officers of the Collectorship, whose general information or experience and local knowledge of the capabilities of the villages, rendered them best qualified to form a judgment; of these I attached the greatest weight to that of the tehsildar Zahoor Ally Khan, who was tehsildar of Maat when that pergunnah was settled by Mr. Tyler, and especially to that prepared by Puchowree Mokund Singh, at the time of my proceedings tehsildar of Saidabad, though subsequently appointed Principal Sudder Ameen at Agra, who had for 18 years held the tehsildarship of Juleysur. I rather however regarded them as grounds for minute inquiry when the result materially varied from that produced by the other formula above noticed, than admitted them with confidence. In some instances they displayed a singular coincidence, supposing no intercommunication on the subject, and in others an equally remarkable discrepancy assuming them founded on undisputable data.

51. My deductions from the jumabundee are irregular, in some instances being as low as 25 per cent., in others as high as 50 per cent., and still I believe bearing an equal burthen on the zemindars.

52. It may be proper to remark here, that the classification of the soil in each village into bara, munjha and burha, rather designates its locality than affords any means of assigning its valuation and quality. It is true that in each village the bara, from its proximity, and consequently greater facility thus afforded for manuring, has a greater relative value than its own munjha, as the latter is superior to the burha, which merely means the most distant lands; but it is evident that the bara and munjha of a bad soil may, in reality, be less productive than the munjha and burha of a good one. The native method of rendering the terms a measure of value, for which in fact they are generally used, is awkward and uncertain, but in practice it does in some degree remedy their inaccurate classification. They assign in the better villages a larger, and in the inferior villages a smaller, proportion of the higher qualities, for although in every village all descriptions necessarily exist, there seems no definite boundary within which they are limited, or to which they severally extend, and thus there is less impropriety, than would at first appear, on assuming similar rates for villages possessed of very unequal soils.

53. The next step was to compare the rates of the village under review with those of the contiguous villages, to inquire into and ascertain the cause of any existing difference, and to examine into the past and present condition of the village and its proprietors, as is more fully developed in the remarks on each estate appended to the lithographed forms. When, from a full consideration of all these, it was apparent that the actual juma was oppressive, I gave relief liberally, whilst on the other hand, I required to be fully satisfied of the propriety of any addition, ere I consented to impose it, and when this would have been very trifling forming scarcely a per-centage, I relinquished it altogether, rather than appear to be rigidly exacting the utmost Rupee. The impression of liberality produced on the people by this proceeding, was far more than commensurate with the inconsiderable concession.

54. The final result on declaring the several jummas I had affixed, which was not done till the entire settlement was completed, was, that on

39 estates the juma was increased by Rs. 7,217			
41	"	decreased	6,920
24	"	left unaltered	
104 The total increase was,			Rs. 297

55. The total of the lands which I have allowed to remain free of revenue amounts to 1229 acres or 1.3 per cent. on the whole area. This is exclusively composed of small allotments to the village Balahir and to the Kuraputta, and of lands laid down in gardens, the respective quantities being,—

281	acres to the Balahir,
258	„ „ Kuraputta,
658	„ in gardens,

with the single exception of the remaining 32 acres claimed for the support of the shrine at Juleysur under the same sunnud as the maafee lands in that mouzah. The decision as to the validity of that title which is about to undergo investigation will equally determine the right in this case, and seemed to render any separate inquiry neither necessary nor advisable.

56. I know not whether I have been quite justifiable in abstaining from affixing a revenue on the land laid down as gardens. In general the pergunnah is very bare of trees; they add greatly to the beauty of the country, are a mark of its prosperity, tend to increase the comforts of the population, and are a source of natural pride and gratification to the proprietors and rarely of emolument, as few, but those who are compelled by necessity, make a profit of the produce. The extent of land thus occupied is after all too insignificant to be an object of consideration, and I hope the remission may be sanctioned. I have not thought myself authorized to make any revision of the maafee lands in the 31 villages settled by Messrs. Deedes and Tyler. Their extent, with exception of those in Juleysur khas, which were left for further consideration and will shortly form the subject of inquiry, is very limited.

57. Durkhasts have been taken, as directed by the Sudder Board of Revenue, in every case for 20 years from 1243 to 1262 F. S. inclusive, on the proposed juma in the villages settled by me. Of the 31 villages settled by Messrs. Deedes and Tyler on a term of 12 years, the proprietors of all the estates have agreed to the extension of their engagements to the latter period.

58. In pursuance of the instructions of the Sudder Board of Revenue in all cases of boundary disputes or of contested village rights, I referred the point at issue to a punchayut, and was always fortunate enough to induce the parties to select their own arbitrators, nor were there many instances of any expressed dissatisfaction with their decisions; even in the case of claims where the party had been more than a year out of possession, which precluded me from any judicial investigation into or a recognition of his title, I still thought it desirable, when the claim seemed

well founded, while explaining that I could not officially interfere, to use my influence in persuading the parties to recur to arbitration rather than involve themselves in ruinous litigation, and I was most happy in many cases to find my recommendation frankly received and readily acted upon, nor were there wanting instances of a similar adjustment of long disputed accounts between mortgager and mortgagee, which were thus brought to an amicable settlement.

59. With regard also to the appointment of the juma amongst the coparceners, I either referred this to a punchayat, or where all the parties concerned, in pressing me to define it myself, declared what each should pay, and at last this became the most frequently solicited mode of adjustment. In my proceedings, I took particular pains to record accurately the possessions of each village proprietor, inserting this in my English proceedings when it was the fractional part of a village. When it was confined to the occupation rent-free of a portion of seer land, I contented myself with mentioning it in the Persian papers.

60. My opinion of the natives certainly improved by my experience in the settlement. They are selfish, obstinate and unreasonable, as all uneducated men are, who naturally regarded the person entrusted with assigning their several burthens, with prejudice and suspicion. But a little good humour and patience in listening to their stories, and any thing like an appearance of interest, very quickly softens these feelings, and I witnessed few instances of persevering distrust and dissatisfaction, even when my decision was in opposition to their wishes and arguments.

61. It remains for me to state my opinion of the result of any future settlement as affecting the revenue. That the condition of the people may be improved at the termination of that now made, I have no doubt, but adverting to the very small proportion of culturable waste land, I am not disposed to think that any material addition can then be expected in the revenue of the 135 villages above noticed. The people may be living in greater comfort, or what is more likely, a greater number of mouths will be fed from the same portion of land, for this is the more probable result under the habits generated by the pernicious sub-division inculcated in the Hindoo law of inheritance, but there will be no improvement in the system of cultivation or consequent increased produce, and thus assuming, the propriety of the proposed assessment is the only ground on which any addition to the revenue could be equitably supported. A considerable increase on the whole pergunnah will however ensue on the lapse of the istumraree of talooka Awa Meesa, presuming that its settlement shall then be on the same average rates as the rest of the pergunnah.

62. I have given the khusrah measurement in preference over that of the professional survey, and the difference between the two is in some respects so very considerable, that it appears to me to demand a full exposition of the reasons that led me to this conclusion. The annexed comparative table of the two admeasurements shews the points wherein they vary.

	Total area.	Cultivation.	Lately thrown-out.	Unculturable.	Barron.
Professional survey of the } 104 estates, }	96,513	73,103	1,869	6,300	15,240
Khusrah measurement of } Do., }	94,123	66,218	2,114	2,930	22,861
Professional survey more, ...	2,390	6,885		3,370	
Professional survey less, ...			245		7,621

To the culturable land in the khusrah measurement, I have added Lakhiraj, and in the professional survey, I have deducted 269 acres, being the area of the puttee Rejoulee, which by the professional survey was measured with the village of which it is a part, but by the khusrah measurement was omitted, as forming a part of talooka Awa. The difference in the total area, about $2\frac{1}{2}$ per cent. less in the khusrah measurement, is sufficiently unsatisfactory, but this almost disappears in the much more serious variation in the cultivated and culturable lands, the first of which is in the professional survey 9.4 per cent. in excess of the same in the khusrah measurement; a part of this may be readily accounted for by the different systems pursued. The one, including in one measurement any uninterrupted extent of cultivation, must invariably give its contents greater than would result from the other, when the same plain is measured field by field, for all the different sub-divisions; the wells, the water courses, the isolated patches of barren soil frequently met within the most fertile lands, the pathways, and every other interruption to the cultivation would in the latter be omitted.

63. It is also probable that the very irregular patches of cultivation which are continually occurring, and which require much time to ascertain their exact contents, are not measured with the same precision under the rapid operations of the professional survey, as they necessarily were by the persons employed in the khusrah measurement, however much time this might occupy, especially as in the latter case the zemindars narrowly watched and disputed every step, though they disregarded the professional survey proceedings. This would still be insufficient to

account fully for the great discrepancy, but it may well have happened that the professional survey mentioned as cultivated, land which scarcely comes within that description.

64. It is not uncommon in years of favorable rains to pass the plough through the grazing lands of the village too inferior to pay a rent as arable land, and to scatter mote seed amongst it to improve the produce. It is neither tended nor reaped, but either fed off or pared with the grass, and left to dry for the cattle; a cursory observer might naturally call this cultivation, but in fact it does not even return the seed in the shape of grain, though it certainly is beneficial by the additional sustenance it provides for the village cattle, a matter of great importance under the scantiness of the grazing lands, now for the most part absorbed by cultivation, to provide for the Government revenue.

65. In all the villages where the difference was very considerable, I took great pains in reneasuring the lands, and in every case I found the khusrah measurement the most correct. The professional survey is unquestionably a most important check on the khusrah measurement; the total areas too, may be more exactly ascertained, for in the formation of a map, the boundaries are the chief consideration, but as the ultimate view of the khusrah measurement is the land liable to assessment, we may, I conceive, in this point, look for greater exactitude in the latter system, as my examination most certainly established in the present instance. It should also be recollected, that at the commencement of the survey, the individuals employed under Captain Wroughton were inexperienced, and probably far too little familiar with agriculture to be able to decide with accuracy, as to what land was barren, what culturable, what now waste, and what fallow. There may be a good deal of land not absolutely barren, in the strictest sense of the term, but of which the returns would not pay the expense of cultivation, and a just classification demands much greater familiarity with the subject than the surveyors can be supposed to have possessed, at their first outset.

66. Mr. Tyler in his reports on Maat and Nooh Jheel, in comparing the cultivation on the two measurements, always added to his the new waste of his khusrah report, and I am disposed to believe that in many instances the culturable of the professional survey is termed barren in the khusrah measurement; the old waste of the latter is described as "latterly thrown out of cultivation;" in the former, the new waste of the khusrah becomes fallow in the professional survey and, as such, is included in the declared cultivation. In conclusion, I can only repeat that I measured and examined all the villages where the difference was excessive, and I feel confident I am justified in the preference given to the khusrah measurement, as the most correct in the interior measurement.

67. It will be observed I have retained the old forms 2 and 3 of the lithographic statements, instead of adopting those prescribed this year by the Sudder Board of Revenue. The new forms did not arrive till I had completed my settlements, and although it would have certainly been easy to have made my statements conform to them, I must, in such case, have professed to have formed my juma on principles and calculations I had never contemplated or practised. I therefore thought it more advisable to forward those which formed the real basis of my proceedings. To the foot of my miscellaneous remarks on each village, which give the detail of my settlement, I have appended three of the supposititious jumans, referred to in the early part of this report.

1st.—One calculated on my average rate per acre.

2nd.—An average rate per acre, distinguishing irrigated from unirrigated.

3rd.—On a jumabundee calculated on the average rates, shewing how much per cent. my proposed juma differed from the gross rental.

68. In terminating this report, it only remains for me to solicit that it may be received with indulgence, and that in considering my proceedings, it may be borne in mind that this is my first essay, altogether without previous experience, as I have never enjoyed the advantage of accompanying any Collector as assistant in such occupation. The Circulars of the Sudder Board of Revenue have been my chief guide, and from the line of conduct they inculcate, I have certainly never intentionally deviated. To zeal, diligence and impartiality, I feel conscious that I might assert a claim, but I have not the presumption to suppose my task has been executed with commensurate ability. I have fully stated the grounds that led me to conclude an increase of the juma unjustifiable, and if these should be deemed satisfactory, and I shall be thought to have taken, as I believe I have, full care of the fiscal interests of Government, I think I have not to reproach myself with having imposed on any proprietor a greater burthen than may be borne, without drying up the sources of progressive improvement. That, much as I endeavored to avoid this, there must still be inequalities in the assessment which an abler or more experienced officer might have removed, I am not unconscious, but it can scarcely be that some will not always occur, even with those who from practice have acquired the tact of justly appreciating the character of the soil and its comparative states of cultivation, in the rapid and cursory survey of an estate, which is all that an extensive settlement admits of. I do not however believe that these are material in the present settlement, and when they do exist they are rather in favor of the landlord. In such cases I should attribute the relatively lighter assessment to the more independent circumstances of the zemindar, en-

abling him, by the employment of a larger capital, to bring the village into a much higher state of cultivation, and thus to realize a greater surplus produce, than to any advantage derived from a natural superiority of soil, by which it appears to me the Government assessment should be regulated.

COLLECTOR'S OFFICE, }
ZILLAH MUTTRA : }
The 25th March, 1836. }

(Sd.) C. ALLEN,
Offg. Dy. Collector.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF MYNPOOREE.

CONTENTS.

PARAS.	1.	Introductory remarks.
„	2.	Prefatory remarks to Report on pergunnah Kursana and Suhawur.
„	3.	General poverty of soil.
„	4.	Exceptions.
„	5.	Boundaries of pergunnah.
„	6.	Boor Gunga.
„	7.	Remarks on Kalee Nuddee.
„	8.	“ Kams.”
„	9-12.	Nature of irrigation, inconsiderable extent of it, and supposed causes of its limitation.
„	13.	Produce.
„	14-15.	Observations with regard to the large proportion of land solely abandoned, and the impediments to the occupation of the culturable waste.
„	16-18.	Markets and roads.

MODE OF SETTLEMENT.

„	19-22.	Personal inspection of the villages comprising the pergunnah, and the advantages resulting from it.
„	23.	Past fiscal history of the pergunnah, with table of demands, receipts and balances for 20 years. Formation of the pergunnah juma.
„	24-25.	Formation of rent-rates, and classification of soil.
„	26-27.	Deduction of revenue-rates, and mode of testing the result obtained by their application to the measurement details.
„	28.	Circumstances taken into consideration in fixing the assessment.

- PARAS. 29. Variations from the revenue rates in Kursana proper.
 „ 30. Reference to settlement statement, No. 5.
 „ 31-32. Observations relative to the extent of impoverishment occasioned by the drought of 1245 F. S. in this pergunnah, and the means adopted to obviate its consequences.
 „ 33-34. Tenures.
 „ 35-37. Preparation of record of administration and liabilities, and the necessity of adhering to its provision.
 „ 38-40. Giving publicity to the rent roll, and observations regarding the alterations which will result from the fluctuation in the number of cultivators, &c.
 „ 41. Rent-free holdings.
 „ 42. Financial result of the settlement.
 „ 43. Per-centage for road fund.

TALOOKA ETAH, PERGUNNAH SUKEET.

- „ 44. Introductory remarks.
 „ 45-46. Soil, irrigation, and general description of talooka.
 „ 47. Markets and roads, and streams.
 „ 48-50. Past history of the talooka.
 „ 51. Table of demands, of receipts and balances for 20 years, and remarks on the lightness of assessment, and the character and mismanagement of the Rajah.
 „ 52-53. Rent-rates and revenue-rates.
 „ 54. Remarks relative to the settlement under Regulation VII of 1822.
 „ 55. Financial result of settlement, and concluding remarks.

PERGUNNAH SUKEET.

- „ 56. Boundaries of pergunnah, roads, streams, and markets.
 „ 57. General description of pergunnah.
 „ 58. Irrigation.
 „ 59. Past history of the pergunnah, with table of demands, of receipts and balances for 20 years.
 „ 60. Rent and deduced revenue rates.
 „ 61. Duties intrusted to Meer Mohibooddeen, Deputy Collector, under Regulation IX of 1833, and the assistance derived from his labors.
 „ 62. Same subject continued.
 „ 63-64. States the property of Government, and remarks regarding the cause of their alienation.
 „ 65. Remarks on the report of pergunnah Subawur, Kursana, on the subject of assessment, tenures, &c., equally applicable to this pergunnah. Extent of deterioration occasioned by the drought of 1245, and the relief granted.
 „ 66. Result of settlement, and concluding remarks.

PERGUNNAH KORAOLEE.

- PARAS. 67. Description and boundaries of pergunnah and soil, with some remarkable instances of high rates.
- „ 68. Irrigation.
- „ 69. Roads and markets.
- „ 70. Khetbut tenures.
- „ 71. The great impoverishment occasioned by the drought, and the extent of relief which it is proposed to grant.
- „ 72. Table of demand and receipts for 20 years, and the inference as resulting therefrom.
- „ 73. Duty intrusted to Meer Mohibooddeen.
- „ 74. Remarks in the preceding paragraphs on the subject of assessment applicable to this pergunnah—rent and revenue-rates.
- „ 75. Financial result of settlement, and concluding remarks.

PERGUNNAH SIRPOORA.

- „ 76. Boundaries of pergunnah, soil, and irrigation.
- „ 77. Observations on the past fiscal history of the pergunnah, and table of demands and receipts for 20 years.
- „ 78. Numerous transfers.
- „ 79. Rate of assessment in the neighbouring pergunnahs.
- „ 80. Results of personal observations.
- „ 81. The effects of the drought aggravated by the heaviness of the assessment, and the relief which it is proposed to grant.
- „ 82. Rent and revenue-rates.
- „ 83. Financial result of the settlement, and concluding remarks.
- „ 84. General remarks.
- „ 85. Reasons for not inserting the balance of 1245 in settlement statement No. 2.
- „ 86. Result of the operations of the season.

PARAS. 1st-2nd. Introductory remarks.

- „ 3rd. Moostafabad—statistical account of it.
- „ 4th. Markets.
- „ 5th. Streams.
- „ 6th. Average rent-rates and deduced revenue-rates, ultimately adopted, and mode of calculating them.
- „ 7th. Observations with regard to the variations from value at rates in assessment.
- „ 8th. Financial results of the remission of settlement in this pergunnah.

PERGUNNAH SHEKOHABAD.

- „ 9th. Boundaries and statistical account, with reasons for making three divisions, viz. northern and central divisions, and the Junna tract.

PARAS.	10th.	Description of the northern division, and general account of the proprietary body.
"	11th.	Account of the central division contrasted with the preceding.
"	12th.	General caste of proprietors and agricultural population.
"	13th.	Characteristic features of the Jumna tract.
"	14th.	Its agricultural peculiarities.
"	15th.	Depth of water and limited irrigation, and description of crops generally cultivated.
"	16th.	Proprietary body, and traditional history of their origin ; erroneous information communicated by pergunnah officers regarding the condition, assessment, and resources of this tract.
"	17th.	The same subject continued.
"	18th.	Markets of Shekohabad and Sursaganj.
"	19th.	Streams and their effects on the agricultural condition of the villages which border on them.
"	20th.	Average rent-rates and deduced revenue-rates of all three divisions.
"	21st.	Inapplicability of those calculated for the Jumna tract.
"	22nd.	Financial result of the revision of settlement in this pergunnah.

HUZOOR TEHSIL.

"	23rd.	Pergunnahs Ghirour, Sauj and Kurhul—remarks regarding the unusual extent of this division, and transfers of villages from one pergunnah to another.
"	24th.	Similarity of the three pergunnahs above mentioned, statistical account and percentage of irrigation in each stream.
"	25th.	Markets and roads, importance of the road leading from Mymporee to the city of Agra, and the necessity of repairing it.
"	26th.	The same subject continued with regard to the pergunnahs Kurhul and Sauj.
"	27th.	Proprietary body and prevailing tenure in pergunnahs Ghirour and Sauj, with some observations regarding the present system of settlement.
"	28th.	The same subject continued with regard to pergunnah Kurhul.
"	29th.	Prevalence of khetbut tenure in all the pergunnahs now reported, and particularly in pergunnah Ghirour.
"	30th.	Allusion to estates, the property of Government, and the manner in which they have been disposed of.
"	31st.	The same subject continued.
"	32nd.	Average rent-rates and deduced revenue-rates finally adopted for the three pergunnahs under notice.
"	32ndA.	Financial result of the revision of the settlement in pergunnahs Ghirour, Kurhul and Sauj.

PERGUNNAH KISHNEE NUBBEEGUNJ.

- PARAS. 33rd. Amalgamation of pergunnahs Kishnee and Nubbeegunj into one pergunnah, and reasons for it.
- „ 34th. Boundaries of pergunnah, as now constituted, and statistical description of the southern or first division, with reasons for thus classifying the villages composing it.
- „ 35th. Northern or second division contrasted with the preceding, with some remarks relative to the limited agricultural population.
- „ 36th. Mode of classification described.
- „ 37th. Nuddees and their influence on the villages which are approximate to them.
- „ 38th. Remarks regarding the preparation of these statements for this pergunnah.
- „ 39th. Caste and proprietors, their character, and prevalent tenures.
- „ 40th. Rent and revenue-rates ultimately fixed.
- „ 41st. Financial result of the settlement.

PERGUNNAH BHOONGAON,

- „ 42nd. Introductory remarks.
- „ 43rd. Description of the pergunnah, its boundary, and extent of irrigation.
- „ 44th. Necessity for classifying the villages composing pergunnah Bhoongaon explained.
- „ 45th. Streams, superiority of lands contiguous to the Kalee Nuddee, town of Bhoongaon, its ancient importance, its present market and population.
- „ 47th. Caste of proprietary body, their character and origin, and the influence which, on the first accession of the British rule, and previous to it, their official position enabled them to exercise, and its consequences.
- „ 48th. Rent and revenue-rates of both divisions.
- „ 49th. Result of the revision of settlement.

PERGUNNAH ALEEPOOR PUTTEE.

- „ 50th. The abolition of it as a separate pergunnah, and its amalgamation with pergunnah Bhoongaon, is considered advisable.
- „ 51st. General character of the pergunnah as at present constituted, and the effects which have followed the construction of an indigo factory in Aleepoor Puttee Khass.
- „ 52nd. Description of soil, exceptions to the general inferiority of it pointed out, and the nature of the crops usually produced.
- „ 53rd. Rent and revenue-rates finally fixed, and reasons for reduction on the whole demand stated.

TALOOKA MUNCHUNNAH.

PARAS.	54th.	Introductory remarks.
"	55th.	Position of villages composing the talooka, and opinion regarding its past assessment, with remarks relative to the character of the soil, and the means of irrigation.
"	56th.	Observations regarding the family of the Rajah of Mynporee, and the character of its present representative.
"	57th.	Injustice and oppression which have been hitherto practiced by the talookdar's subordinate agents, instances of it pointed out.
"	58th.	Opinion regarding the talookdar's title, and the rights of the village occupants.
"	59th.	Stating the manner in which the orders conveyed in the Sudder Board's letter, No. 146, dated 28th of April, 1840, have been carried out—recommending that the Rajah shall receive the portion of proprietary profits which has been assigned to him in four instalments from the Government treasury.
"	60th.	The same subject continued.
"	61st.	Rent and revenue-rates finally adopted.
"	62nd.	Result of the settlement, with a table shewing the amount of revenue for which the talookdar and the village occupants have become respectively responsible, and another statement exhibiting the estimated amount of the Rajah's income in future; some remarks regarding the alluded position of both parties interested.
"	63rd.	Observations relative to the difficulty of distributing the proposed juma on the several villages composing the talooka, and some doubts regarding its future prosperity expressed.
"	64th.	Mode of preparing statement No. III modified.
"	65th-66th.	Concluding remarks, abstract exhibiting the financial result of the operations of the past season, 1839-40.

REPORT
ON THE
SETTLEMENT OF THE DISTRICT
OF
MYNPOOREE,

COMPLETED BY

G. F. EDMONSTONE, Esq., C. S.

16th November, 1840.

No. 122.

To R. N. C. HAMILTON, Esq.,

Commissioner of Revenue, 2nd Division,

Agra.

SIR,

I have the honor to report that the settlement of the pergunnahs noted in the margin,* forming, as at present constituted, the two tehsildaree divisions of Suhawar and Etah Sukeet, has been completed in conformity with the provisions of Regulation IX of 1833. I propose to notice separately in this report the nature and capabilities of each pergunnah, the degree of deterioration occasioned in each by the disastrous season of 1245 F. S., with the measures which I have adopted to remedy its consequences; and, generally, to explain the system which I have pursued, and the principles

* Kirsana.
Subawur.
Sirpoom.
Sukeet Etah.
Korooloe.

P. Sonhar, settled by the Collector of Furruckabad previous to its transfer to this district, is likewise included in the tehsildaree of Sukeet.

which have guided me, in the execution of the important duty committed to my charge. At the same time I shall endeavour, as far as possible, to avoid the discussion of general questions connected with settlements, as the subject has lately attracted much attention; and all such ques-

tions have, in the dissertations which have ensued, been fully sifted and set at rest by able and competent authority. I will commence with the pergunnah which first came under settlement, and so proceed regularly to a conclusion.

KURSANA SUHAWUR.

2. These pergunnahs were formerly distinct ; but being limited in extent, and the villages much intermingled, there appeared to be no objection to the amalgamation recommended by the surveyor, and seconded by me in my letter to your address, No. 33, dated 28th December, to which no reply has been hitherto received. Though Kursana is decidedly inferior to Suhawur, yet as they resemble each other much in the nature of the soil, the extent and character of irrigation, the class of people, and other general features, I will consider them as one ; and beg leave again to submit that they be conjoined.

3. The soil of both is generally sandy, and naturally sterile, but is capable of producing a tolerable crop, if assisted by care and irrigation ; but when the first has been omitted, and facilities for the latter do not exist, the produce will hardly, in other than a very favourable season, repay the cultivator for the seed which he has expended upon it. Under other circumstances, when rain has been plentiful and seasonable, the lands of these pergunnahs yield a very plentiful and profitable return, much greater in proportion to the labor which they demand, than those which are naturally more productive ; the soil is so light that it is ploughed and cultivated with little trouble, and with the aid of very indifferent implements and cattle.

4. There are exceptions, however, to the prevailing sterility above mentioned, attributable in some cases, to a natural variety in the features of the country, and the extent of natural means of irrigation ; in others of course to artificial improvement, achieved by the outlay of capital in manuring the land, in the construction of wells, and in holding out inducements to cultivators to settle in the villages. All cases coming under the latter description, will be particularly mentioned in the miscellaneous remarks appended to form No. III. I proceed to notice the most remarkable instances of the former class.

5. The pergunnah is bounded on the north by the old bed of the Ganges, commonly recognised by the name of the Boor Gunga ; on the south and western corner by the Kalee Nuddee ; on the west by the district of Budaon ; and on the east by pergunnah Sirpoora, attached to the tehsildaree of Suhawar, and by pergunnah Putteealee, zillah Furruckabad. The whole face of the country is a perfect flat, uninterrupted by a single hillock, and is intersected by no other stream than that already mentioned : jheels also, and other irregularities of surface, which

could serve as reservoirs of water, and so aid in the irrigation and fertilization of the country, are exceedingly scarce. The only two peculiarities which require notice, are the "Boor Gunga" and Kalee Nuddee; a description of which, and of their effects on the agricultural prosperity of the estates which border on them, could not be omitted in a report of this nature.

6. The first is a very remarkable feature in the topography of this pergunnah; the name by which it is now known, the appearance of the tract, and the invariable humidity of the soil, leave no doubt that it was once occupied by the Gunga; but when, or how, the river deserted the channel, I have been unable to ascertain. The natives, as usual, have some superstitious legend on the subject, which ascribes the recession of the river to the anger of a deified Brahmin; but this is as ludicrous as it is unworthy of credit: the present channel of the Ganges is, at its nearest point, about five miles from this its ancient bed. The estates situated on its bank are, with one or two exceptions, much superior to the general average of the pergunnah; and are, owing principally to this natural advantage, unusually fertile and profitable. Rice is the chief product of these lands; but sugar-cane is likewise produced in great abundance without the necessity of irrigation, which the inherent moisture of the soil renders totally superfluous, and without the intense and protracted labor, which the cultivation of that crop, under ordinary circumstances, demands. The cane is, it is true, inferior, both in size and the quantity of saccharine matter which it yields, to that which is cultivated in rich upper lands; but it must be borne in mind, as above hinted, that there is a vast difference in the cost of production, and that, while the one requires the almost undivided attention of the cultivators for nearly a twelve-month, the other is brought to maturity with little trouble, and at comparatively trifling expense: the profit which it yields is as large in proportion to the amount expended in its production, as the produce of the superior description of cane so considered and calculated.

It may occasionally happen, after very abundant rains, that the tract of land in question will be inundated, and the sugar-cane cultivation more or less injured; but this, I conceive, is a very rare occurrence. The past rainy season, for instance, has been of long duration, and, as respects the quantity of water which has fallen, may be taken as somewhat above the general average of years; but I am enabled to state from personal observation, that it has not materially interfered either with the quantity or the quality of the crops produced in the Turæe: no drought, on the other hand, will so far deprive these lands of their natural humidity as to render the occupation of them either impossible or unprofitable. The estates, accordingly, which are adjacent to it, were those which suffered least in the general distress occasioned by the drought of 1245. I may

be excused for enlarging on this interesting peculiarity ; for I regard it as the essence of the prosperity of those estates, which have the good fortune to be approximate to it. It opens a large field of speculation also to any enterprising capitalist ; for indigo, which is undeniably one of the most valuable products of India, might be grown at half its present cost, of quality very little inferior, and with the same facility which characterizes the cultivation of the sugar-cane ; it would only be necessary to sow it in the month of October or November, instead of in the commencement of the rainy season, as is usual in the Upper Provinces.

7. The banks of the Kalee Nuddee are occupied, with one exception, by villages of *Kursana Proper* ; and the same superiority which distinguishes the estates on the Boor Gunga, is likewise, though not to the same degree, observable in the generality of these. It is not, in this instance, the quality of the soil so much as the important and inexhaustible addition to their means of irrigation, commonly so deficient in this pergunnah, which constitutes the superiority alluded to. In mouzah Deoree, No. 12, for instance, the lands are so poor that the occupation of them is habitually neglected, until almost all the other lands in the village have been cultivated. There are certain points at which bunds are invariably constructed in the month of December ; and it appears to be an understanding between the zemindars of all the villages situated above the said points, who alone benefit by their formation, to share the expense incurred in the construction of them. They all contribute a certain proportion of labourers, who assist in the work ; and the charge, whatever it may be, is entered in the village accounts, as one of the ordinary expenses of the village. These embankments are of course destroyed annually ; but they generally last sufficiently long, to enable the people to irrigate the whole of their rubbee cultivation in the vicinity of the Nuddee, twice or thrice. This irrigation, though inferior to that from pukka wells, is very efficient ; and the lands enjoying the advantage of it produce abundant crop, and all pay from 2 Rs. 10 as. to 3 Rs. 5 as. per pukka beegah as rent.

8. In describing the general feature of the pergunnah, I cannot, with propriety, omit to mention another peculiarity, which is as baneful, as the two noticed in the preceding paragraph are conducive, to prosperity and improvement ; it is found in all parts of this district which I have hitherto visited, but in none to the same extent as in this pergunnah, and in Sirpoora.

This is the spontaneous and luxuriant growth, in almost all lands which have been temporarily abandoned, of a species of grass, commonly called by the natives, “ kans :” it is a never-failing indication of extreme poverty of soil, as well as an almost positive bar to the occupation or im-

provement of it. Lands so encumbered, and which have nevertheless been cultivated, yield very indifferent crops, which are either impeded in their growth, or, as it were, choked by the irresistible influence of this "kans," for such unfortunately is one of its peculiarities. It becomes so deeply imbedded in the soil which it has once occupied, that its eradication, though certainly possible, would demand more time, continued labor, and money, than the generally indigent proprietors of this pergunnah could afford to expend upon an object, the advantages of which are remote and doubtful, and the burthen certain, present and oppressive. Such is the nature of almost all the lands described by the surveyor as "culturable;" but though that term is undoubtedly applicable to them, it is hardly fair to regard them in that light, or to charge them with revenue; for the produce of them, if cultivated, will not for the first five or six years, at any rate, yield any return at all; and where capital is scarce, there are few, as above remarked, who are so enterprising as to submit to a certain outlay for an uncertain gain in prospectu.

9. From the particulars detailed in the preceding para., you will be prepared to learn that the extent of irrigated surface in this pergunnah bears but a small proportion to that which is destitute of such advantage; the percentage in both Kursana and Suhawur, separately, is noted in the margin;* and is almost of itself a sufficient index

* Kursana, 27½ per cent.
Suhawur, 28½ per cent. to the poverty of the proprietors, and the very inconsiderable resources of the pergunnah. The causes of this deficiency are various; but it will be sufficient to bring to your notice, the two principal impediments to the general introduction of this indispensable element of cultivation.

10. The want of capital, and the difficulty of procuring money, except at usurious interest, is, no doubt, the chief impediment to the construction of pukka wells. There are no large proprietors; the villages are generally small; and there are few who possess more than one or two: in some instances, too, the number of people dependant on the produce of the village for actual subsistence is very considerable; and in such cases, although the assessment be fixed with reference to their necessities, and be ever so moderate, little will remain, after the payment of the Government revenue and the immediate expenses of the zemindars, which could be applied to the improvement of the estate and construction of wells. Again, the difficulty and expense of constructing a well in this pergunnah, is much enhanced by the nature of the soil, which is, as above observed, very loose and sandy; the shaft must be sunk until a solid substratum is found, and not unfrequently the entire labor and expense incurred in sinking it is lost by not, after all, arriving at a firm foundation.

11. In the absence of more efficient means, general recourse is had

to the expedient of digging cutcha wells, at the time when irrigation is most needed ; these demand an expenditure of about 2 Rs. or 3 Rs., and very little labor. In no part of this pergunnah, with the exception of a small belt of land to the north of Suhawur Khass, is the soil sufficiently firm and tenacious to admit of the construction of cutcha wells so large as to require the use of cattle for drawing water : they are chiefly mere holes, about three feet in diameter, and worked either by Persian wheels, or by a species of lever called a dheukunee, the water being in most parts of this pergunnah within ten or twelve feet of the surface. They answer the purpose tolerably well, but even in these the soil is constantly giving way ; and the only means by which the people contrive to keep them efficient until the rubbee harvest, is by lining them with rolls of the bajra stalks, or with a wattle made of pliable twigs : this device prevents, to a certain extent, the saturation of the sandy soil, and keeps the wells open as long as there is any necessity for irrigation ; they are then abandoned, and destroyed by the annual rains.

12. The extent of land capable of being watered, will vary with the quality of the substratum in which the well has been sunk, its size, and the number of pyrees, or sawas, of which it is composed ; all calculations of this nature are made with reference to those, and not the number of wells ; a pukka pyree is capable of irrigating about twelve acres annually, one cutcha pyree about 5 or 6, while the inferior description of wells described in the last para. will not suffice for more than two acres. The soil of this pergunnah absorbs more water, and as a necessary consequence demands more labour than is sufficient in the pergunnahs situated on the south of the Kalee Nuddee. If the number of pyrees in a village be ascertained, there is little or no difficulty in testing with remarkable accuracy, the extent of irrigated surface entered in the measurement papers. I have applied this test very extensively ; and as a summary mode of verifying those documents, I have found it very efficacious.

13. The lands of this pergunnah being chiefly dependant on rain and dews for their irrigation, a large proportion of them is generally occupied by the autumn crops, which are usually very abundant, when the rains have been plentiful and seasonable. Wheat, barley, gram, and the common grains are also extensively cultivated ; but cotton, sugarcane, tobacco, and the horticultural productions usually grown by kachees, are found in small quantities, except in situations such as the Boor Gunga, peculiarly favorable to their growth ; this is of course to be attributed to the natural sterility of the soil, and the paucity of those who usually undertake the cultivation of these superior descriptions of produce.

14. In examining the statements submitted with this report, you

will not fail to remark the very large proportion of land which is entered under the headings of "lately abandoned," and "culturable not cultivated." In the 8th para. of this report, I have already described the nature and quality of the latter, and alluded to one or two of the causes which oppose its occupation; but the chief impediment originates, neither in the want of capital or credit, nor the innate sterility of the soil, but in the thinness of the population in this tract of country; it is merely an exemplification of an acknowledged principle. The most productive lands are those which are first brought under cultivation; and such as are less fertile will never be occupied, until the means of subsistence derived from the land now under cultivation, become insufficient for the support of the present population. Capital may, by holding out inducements to cultivators to migrate, to a certain extent, supply the deficiency, but this remedy is partial and ineffectual; and the land must, I conceive, be neglected until the wants of the society force it into cultivation. The lands, therefore, described as capable of cultivation are not, in my opinion, a legitimate object for taxation, and I have accordingly excluded them entirely from my assessments. Land, of course, has its market value as well as every other commodity, and in Kursana, Suhawur, and the adjacent pergunnah of Sirpoora, it is certainly at a very great discount.

15. As this pergunnah was surveyed in 1244 F. S., before the emigration and death of assamees forced the relinquishment of lands under cultivation, the quantity of those lately abandoned is calculated to excite astonishment, and to convey a suspicion of wilful deterioration of their property by the zemindars, with a view of forcing a reduction of assessment; no such fact, however, has been established; and no zemindar has, during the settlement, been ejected for wilful deterioration: but as the quantity of land so described has, with reference to the prospective benefits to be derived from it, had considerable influence in some instances on the assessment, I have thought it expedient to bring the matter thus generally to your notice.

16. If it be admitted that proximity to a market is in every respect analogous to fertility of soil, and has the same effect upon rents of land, then the number and the nature of markets in any given pergunnah become important subjects of consideration. There is no doubt, I believe, of the justness of this position; for when the produce of different lands is sold in the same market, and consequently at the same price, the land which pays least for carriage will yield the greatest profit to the producer; in the same manner, vicinity to roads and navigable canals or rivers, will have a similar though more confined operation; and for this reason, any such conveniences as facilitate the transport of agricultural produce, demand attention.

17. In this respect the pergunnah under notice is favored. The principal markets are held in Suhawur Khass, in Nawabgunj, Mohunpoor, and Amapoor, where the produce of the surrounding villages is disposed of respectively at these marts. They are so situated too, that no village of the pergunnah is more than three coss from one or other of them : the first is situated at the northern extremity of the pergunnah ; the second at the north-western corner ; the third on the eastern boundary ; and the last is the seat of the tehsildaree, and is on the direct road from Futtugurh to Allygurh : the facilities, therefore, of disposing of the agricultural produce appear to be considerable ; and, as far as my observation extends, the expenses of carriage must be trifling, for the pergunnah is intersected by numerous roads, all of which traverse one or other of the markets above mentioned.

18. Before the formation of the trunk road, the usual route from Furruckabad to Allygurh and Meerut was by Sirpoora and Amapoor, and this is even now very much frequented. The roads also from the latter place to Suhawur and Mohunpoor, from that to Doondwara in pergunnah Patealee and Suhawur Khass, thence to Nawabgunj and Yakootgunj, and from Nawabgunj to Amapoor and Kasgunj, are perfectly practicable for wheeled carriages, and are much frequented. The Kalee Nuddee is, as above stated, the only stream of importance, and is not navigable ; but it strikes me that there would be no great difficulty in rendering it so ; and there is no doubt that, could this be effected, it would have a most beneficial influence on the agricultural prosperity of the pergunnahs which border upon it. I am informed that Captain Wroughton turned his attention to the subject ; and I think it is to be regretted, that one so well able to shew the probable expense and difficulties of the undertaking, and to suggest the best means of accomplishing it, has not submitted the result of his observations and inquiries to competent authority.

19. Having, to the best of my ability, described the peculiarities of pergunnah Kursana Suhawur, I proceed to explain the system which I pursued in the formation of settlement, the mode in which my rates were calculated, and the means of testing them which were adopted.

20. My first object in entering a pergunnah under settlement, is always to ascertain, by personal inspection, the nature of the country ; and not only that, but the positive and comparative resources of every village composing it. With this view, before entering on the details of the settlement, I visited, with the exception of four or five villages, every estate in this pergunnah ; and while my own experience enabled me to form a pretty accurate judgment of the fertility of each, my inquiries on the spot from zemindars and cultivators furnished me with tolerably correct information regarding the rates usually levied on the different *divi-*

sions of the area ; but to place implicit reliance on the information thus obtained, would have introduced most serious mistakes in the assessment : for the zemindars, so far from showing a disposition to assist me in my inquiries, or to disclose the capabilities of their respective estates, withheld all information themselves, and endeavoured, by intimidating their cultivators, to secure their silence also. This, however, was not always practicable ; for traversing the country, as I did, in all directions, and by unfrequented paths, I often found assamees in their fields, who, relieved from the supervision of the zemindar, did not hesitate to inform me of the rents which were exacted from them.

21. I found, moreover, in many instances that the zemindars, with a readiness which reflects but little credit on their intellect, had no objection to make known to me the rates of rent of neighbouring villages, while they studiously decried the resources of their own. Again, assamees, who had any cause of complaint against the proprietors of those villages in which they cultivated, rejoiced in the opportunity afforded them of personally stating their grievances, and communicating the knowledge which they had possessed of the usual rents of certain descriptions of land in the village. The information, thus obtained by personal inquiry, I noted on the spot ; and by comparing these communications with the result of my own observation, and the information derived from the record, I was enabled to draw out a very correct schedule of the rates of rent usually levied in every village of the pergunnah.

22. I have been told that this inspection of every village in a pergunnah is totally useless ; but I must beg leave to differ from that opinion. Every body, especially when the crop is on the ground, can judge of the comparative quality and productiveness of different soils, and having satisfied himself on this point, will surely proceed to the assessment of a village with much more confidence than he could have done, had he not visited it. Another advantage is, that it satisfies the proprietors of your desire to act fairly and honestly by them, and is calculated to eradicate the idea, which is still too prevalent, that the only object of Government in the formation of these settlements is an augmentation of revenue.

23. When I had acquired all the local information which personal inspection and constant and unrestrained intercourse with proprietors, cultivators, and pergunnah officers was likely to impart, I turned my attention to the past fiscal history of the pergunnah, as shewn by the records of the tehsildaree and the sudder office. The following abstract of demands, receipts and balances for the last twenty years, will give a very good idea of the state of former collections.

<i>Pergunnah.</i>	<i>Year.</i>	<i>Demand.</i>			<i>Receipt.</i>			<i>Balance.</i>			<i>Remarks.</i>
F. S.											
KURSANA.	1225	16,901	0	0	15,933	2	6	967	13	6	
	1226	16,315	0	0	16,315	0	0	0	0	0	
	1227	16,308	0	0	16,308	0	0	0	0	0	
	1228	16,379	0	0	16,379	0	0	0	0	0	
	1229	16,785	0	0	16,695	12	0	89	4	0	
	1230	16,785	0	0	16,785	0	0	0	0	0	
	1231	16,785	0	0	16,785	0	0	0	0	0	
	1232	16,785	0	0	16,785	0	0	0	0	0	
	1233	16,785	0	0	16,524	14	3	260	1	9	
	1234	16,785	0	0	16,631	7	0	153	9	0	less by settlement.
	1235	16,533	12	0	16,533	12	0	0	0	0	
	1236	16,533	12	0	16,533	12	0	0	0	0	
	1237	16,533	12	0	16,533	12	0	0	0	0	
	1238	16,533	12	0	16,533	12	0	0	0	0	
	1239	16,533	12	0	16,533	12	0	0	0	0	
	1240	16,785	0	0	16,281	4	9	503	11	3	
	1241	16,785	0	0	16,533	12	0	251	4	0	less by do.
	1242	16,533	12	0	16,533	12	0	0	0	0	
	1243	16,746	12	0	16,406	12	0	340	0	0	less by do.
	1244	16,746	12	0	16,406	12	0	340	0	0	ditto do.
SUHAWUR.	1225	36,908	0	0	35,784	1	6	1123	15	0	
	1226	36,592	0	0	36,576	12	0	115	3	6	
	1227	37,837	0	0	37,837	0	0	0	0	0	
	1228	37,977	0	0	37,977	0	0	0	0	0	
	1229	37,977	0	0	37,736	0	0	241	0	0	
	1230	35,702	0	0	35,433	15	0	268	1	0	
	1231	51,877	0	0	51,353	4	9	523	11	3	
	1232	51,978	0	0	51,978	0	0	0	0	0	
	1233	51,778	0	0	48,537	11	3	3240	4	9	
	1234	50,803	0	0	50,572	0	0	231	0	0	
	1235	50,399	0	0	50,238	8	6	160	7	6	
	1236	50,423	0	0	50,136	7	9	286	8	3	
	1237	50,441	0	0	49,909	0	0	532	0	0	
	1238	50,064	0	0	50,064	0	0	0	0	0	
	1239	50,142	0	0	48,995	6	3	1146	9	9	
	1240	51,778	0	0	48,203	7	6	3574	8	6	
	1241	51,235	0	0	49,678	0	0	1557	0	0	
	1242	49,678	0	0	49,678	0	0	0	0	0	
	1243	49,8	7	0	49,887	0	0	0	0	0	
	1244	49,887	0	0	49,846	2	6	40	13	6	

I then classed the villages into such as were supposed to be highly, moderately and lowly assessed; and after an attentive consideration of the above abstract, of the existing revenue-rate of the pergunnah, and of all the information which I had collected, I made a rough calculation of

the probable decrease and increase on the highly and lowly assessed estates respectively, and fixed the pergunnah juma; the general revenue rate of the proposed juma was then ascertained.

24. My next object was the formation of average rent-rates on the different descriptions of soil. On entering the pergunnah, I found that the rates of rent were regulated rather by the situation of the lands, than by any arbitrary distinctions of doonut, mutteear and bloor; the word used to signify the lands immediately adjacent to the village is "barah"—the lands removed a degree further are called "munjah"—and the remainder goes under the general denomination of "burreh:" these being the recognised divisions of the area, and the rates of rent being by the proprietors themselves fixed with reference to these distinctions, I thought it advisable to adhere to this classification, and to make out my average rent-rates accordingly. One advantage of this classification is the facility of checking any trifling inaccuracies in the khusrah, and so modifying the assessment as to nullify them. For instance, the proportion of "barah" to the cultivated and culturable area ought not commonly to exceed 5 or 6 per cent., while the munjah ought not to be more than 8 or 9. If, therefore, the barah, entered in the measurement papers of any estate, bear a proportion of 8 or 9 per cent. to the malgozaree lands, and the munjah be proportionally excessive, it is manifest that, let the irrigation be ever so accurately recorded, the juma calculated at deduced revenue rates, will far exceed what the village is capable of paying.

25. From the schedule alluded to in para. 21 of the rents generally levied in every village of the pergunnah, and from other sources of information open to me, I deduced what I considered the fairest average rent-rate on the several divisions of the area above mentioned; and by applying them to the details furnished by the surveyor, a rental of the whole pergunnah was obtained. I then examined the putwarees' accounts for a few average villages; and having ascertained the general rate of rent as therein exhibited, I applied it to the whole cultivated area of the pergunnah, and so acquired another gross rental and point of comparison; with these results again, the estimated rentals given in severally by the talsildars and canoongoe were compared, and the rent-rates were, after a careful revision, ultimately settled.

Those which I assumed in Kursana and in Suhawur are herewith separately noted.

<i>Rent-rates for Kursana.</i>					<i>For Suhawur.</i>								
		Irrigated.			Unirrigated.			Irrigated.		Unirrigated.			
Barah,	...	6	9	5	2	10	2	6	12	11	2	10	2
Munjah,	...	4	13	4	1	15	7	5	4	4	2	13	2
Burreh,	...	3	1	2	1	1	7	3	15	3	1	5	1

<i>Revenue-rates for Kursana.</i>					<i>For Suhawur.</i>								
Barah,	...	4	11	3	1	14	0	4	12	0	1	13	5
Munjah,	...	3	7	2	1	6	6	3	10	10	1	8	5
Burreh,	...	2	3	0	0	12	5	2	12	1	0	14	8

26. From these rent-rates the revenue-rates entered above were deducted, in the manner described in the 90th paragraph of the Sudder Board's printed circular on the subject of settlement, and applied to the area of every village. The result was tested by the two following processes. Before entering on the details of the settlement, I had ascertained, as above stated, with as much accuracy as my own experience, my personal inquiries, and the assistance of the pergunnah officers enabled me to do, the rates of rent taken in every village of the pergunnah. I spared no trouble in ensuring the accuracy of the schedule which I formed, and every thing justified me in confiding in it: the first test, therefore, of which I availed myself, was the calculation of a rental for each village by the rates which I had every reason to believe were actually levied in that village; from this rental 30 or 35 per cent. was deducted, and the result was compared with the juma given by my deduced revenue-rates.

27. For another check which I adopted in every assessment with considerable success, I am indebted to Mr. Robinson, the Collector of Furruckabad. Mr. Robinson observes, that the usual mode of falsifying putwarces' papers is the exclusion from them of a portion of the cultivated area, with the rents chargeable on it; the proportion, therefore, of the assameewar collections to the extent of cultivation remains unaltered; and by dividing the one by the other, the general rate of rent in each village is ascertained: the application of this rate to the survey cultivation will give a rental, which, after a deduction of 30 per cent., may be compared with the juma obtained by the calculation of deduced revenue-rates, and will, in most instances, check it effectually. In bhyacharah

and other villages, where a large proportion of the area is cultivated by the proprietors, this test is inapplicable; but in most other cases the result is, I am convinced, remarkably accurate.

28. In the assessment of each estate, the quality of the soil, the extent and nature of the irrigation, the class and number of the cultivators, the circumstances of the proprietors, with the numbers dependant upon the village for the means of subsistence, the past and present condition of the estate, were all carefully considered: and while I took the proportion to which Government are justly entitled, I endeavored to leave such a surplus as would yield a fair profit to the proprietor, and enable him gradually to improve and extend the resources of his village. I never blindly adhered to my rates where I was convinced by good information, that they were inapplicable.

29. The variations in Kursana proper will be found rather numerous, and in some instances startling. When the assessment is above the value at deduced revenue-rates, the variation is attributable to the vicinity of the Kalee Nuddee, which floods the lands contiguous to it, and is an inexhaustible source of irrigation; to some acknowledged and notorious superiority in the quality of the soil; to proximity of a market, or to the very flourishing condition of the village. When below, the discrepancy will arise generally from marked inferiority of soil, which operates in two ways—1st, the deficiency of produce, and 2ndly, the impossibility of sinking cutcha wells; from impoverishment of the village by former over-assessment, and from its dependance on neighbouring villages for assistance in the cultivation of its area: the assessment will likewise be usually found below the value at revenue-rates, in villages where the land is minutely subdivided among the numerous members of the village fraternity; any other causes of variation will be stated in the miscellaneous remarks for each village.

30. In examining statement No. 5. of this pergunnah, you will be led to conclude that the assessment of many villages has been made progressive; such is not however the case: for, if I understand the expression correctly, it implies nothing more or less than the anticipation, year by year, of the increased proceeds expected to result from the improvements, which the zemindar, confident in the duration of his lease, will be induced to project and accomplish. I regard this as little short of extortion, and would not be the instrument of it on any account. The principle upon which I have proceeded, is the consequence of the scarcity of 1245; and the elucidation of it involves the necessity of describing the effects of that disastrous year on the pergunnah under notice.

31. Although the effects of the scarcity were sufficiently perceptible, yet in this pergunnah they did not appear to have been so disas-

trous as I had been led, by exaggerated descriptions, to suppose: roofless and dismantled habitations I found in almost every village; but in some, more particularly those bordering on the Boor Gunga, the mortality had hardly exceeded that of ordinary years, and had had little or no influence on their condition. The drought and its concomitant famine, appear to me to have been very unequal and irregular in their effects on the agricultural prosperity of this pergunnah; for while some estates have been lightly visited, and are fast recovering their former condition, others, immediately adjacent, have been so fearfully impoverished and depopulated, as to preclude all reasonable hope of their restoration for the next two or three years. I am totally unable to divine the reason of the marked difference alluded to in some instances, but the escape of those estates which are contiguous to the Boor Gunga may be easily accounted for. The turao lands are generally cultivated on butaie agreements, and the produce of those lands was just as abundant in 1245, as in any preceeding year; but the prices of grain were, at that time, owing to the scarcity, so enormously high, that profits, both to the zemindar and the cultivators, were unprecedentedly great. A considerable improvement had taken place before I entered the pergunnah; but it was easy, by their desolate appearance, bare unroofed walls, and limited extent of cultivation, to point out those villages in which drought, mortality and famine had operated with particular severity.

32. All villages which had suffered severely, I first assessed with reference to the quality of the soil, and other considerations mentioned in para. 28; and then making an allowance for the lands out of cultivation, the degree of mortality which had prevailed, and the circumstances of the zemindars, I deducted such proportion from my assessment for the first two or three years of the settlement, as would, in my opinion, enable them to restore their estates to their condition previous to the famine of 1245. The amount of deduction (or remission, as it may be called), and the period for which it is proposed to concede it, has been regulated by the present condition of the village; and in some estates, on which the assessment pressed heavily, besides the reduction of the juma, a further decrease has been made. I have been very cautious in the exercise of my authority in this particular, and have clearly ascertained the necessity of granting this indulgence before I have ventured to recommend it; and I am persuaded that, in most instances, the settlement would break down, or the proprietors be necessitated to mortgage or sell their estates the very first year, were this boon withheld.

The amounts thus proposed to be relinquished in this pergunnah are as follows:—

	1247 F. S.		1248 F. S.		Total.			
Rupees, ...	4,514	4	11	1,210	7 3	5,724	12	2

33. There are no complicated or peculiar tenures which call for special notice or description; pure zemindaree, imperfect putteedaree and bhyacharah, are those only which I have found; and the last of these is singularly scarce, attributable of course to the unusually large proportion of Mahomedan proprietors who hold about $\frac{3}{4}$ of the whole pergunnah. The paucity of these tenures is, I think, a happy circumstance; for estates, the lands of which are minutely subdivided among the members of the community, bear within them, it appears to me, the seeds of self-destruction. As the numbers of the coparceners increase, the value of the inheritance constantly diminishes, until the portion of land to which each is entitled becomes so small as hardly to yield the means of subsistence; how can it bear the burthen of taxation? The general result is the sale of the village, and the reduction of all the coparcenary body to a state of helpless indigence, little superior to that of the ordinary cultivators of the village: there is, I fear, no remedy for this evil, unless the law of inheritance could be superseded, and that of primogeniture introduced and acknowledged.

34. Of "zemindaree" and "bhyacharah," I speak according to the definition of the Sudder Board; by imperfect putteedaree or bhyacharah, I understand a tenure which, to a certain extent, combines the characteristic features of the two, and is subject, in different estates, to various modifications. Its distinguishing peculiarity is this, that a large proportion of the lands is held in severalty, and the rest remains undivided: and that while the exclusive right of each proprietor to the proceeds of his separate land is the same as in a bhyacharah village, the profits resulting from the undivided land are partitioned among the sharers by account, as in a pure zemindaree holding. In other instances where the proprietary "seer" is comparatively limited, the most common practice is to apply the whole (or such portion as is necessary) of the assameewar collections from the common lands, to the payment of the Government revenue; and to appropriate the produce of the "seer" lands as profit, or, where the assameewar collections are insufficient, to satisfy the Government demand: the remainder is realized by a "bach,h" or "dhará" (as it is called in this part of the country) on the proprietary seer; there are endless modifications and differences, which it is equally useless and impossible to enumerate. The nature of each holding can be always ascertained with facility by a reference to the "records of administration and liabilities."

35. No effort has been spared to render this document as complete and conclusive as possible, and to make the proprietors understand the nature and the objects of it. The mutual advantages which will result to themselves and to the Government, by an undeviating adherence to its provisions, have been clearly explained to them; the responsibilities

of the engaging parties to each other and to Government have been explicitly recorded; all existing disputes have been adjusted; and every point [calculated in the remotest degree to excite contention or disagreement among the putteedars] has been distinctly provided for. Rules for the breaking up culturable waste, and for regulating the mode of private transfers, have been, with the consent, and at the dictation of the proprietors themselves, recorded; the right of irrigation from tanks and jheels, and from pukka wells which have been constructed at the joint expense of two or more sharers, is a fruitful source of quarrel—and the conditions by which it is to be restricted, have been fixed and entered in this document: for an instance of the latter I would refer you to the misl of “Neowree, pergunnah Sirpoorah,” which is with other misls submitted for your inspection.

36. These records have been prepared in this and all the other pergunnahs which have been settled, by Jumalooddeen Hussen, Deputy Collector, in communication with me, and under my superintendence. I furnished him with general instructions, and pointed out the possible contingencies for which it was necessary to provide, and the points of information which it was advisable to record; the details of execution were left to his discretion: and it is only just to record my entire approbation of the manner in which the duty has been performed, and the sense which I entertain of the valuable assistance derived from the exertions and labors of the Deputy Collector.

37. It is only necessary to remark further on the subject, that a strict observance of the provisions and arrangements detailed in this record, on the part of the Collector and his tehsildars, is of the utmost importance; for the contravention or disregard of them will not only lead to internal dissensions and their inevitable consequences, in the particular instances in which they may be infringed; but will annihilate altogether that opinion of their stability and obligatory tendency, which I have endeavored in every case to impress strongly on the minds of the proprietors. With this view I have caused a copy of this record for each village to be furnished to each tehsildar, and have enjoined him, in the strongest terms, to abide in all transactions with the zemindars by its conditions.

38. The orders of the Sudder Board of Revenue, insisting upon the necessity of giving full publicity to the rent roll, have been attended to; and the objections perferred by cultivators have been disposed of, (in every case by mutual agreement) before the final acceptance of that document: the jumabundee has been prepared in a form which shows separately the extent of proprietary seer, the holdings of hereditary cultivators having a right of possession at fixed rates, and the land cultivated by tenants at will: the first is of course, in most cases, quite arbitrary, as each sharer has the option of increasing or diminishing his “seer;” and this alteration

will similarly affect the proportion of land cultivated by tenants at will.

39. A clause has been inserted in the record of liabilities, authorizing the zemindar, on the introduction of valuable articles of produce, giving the means of irrigation to lands previously destitute of it, or in any way, by the outlay of capital, improving the productive powers of the land, to enhance the rates of rent proportionately on the lands so ameliorated. It never could be the object of the Board to deprive the enterprising land-holder of the profits resulting from the employment of his own capital, by disallowing the increase of rent in such instances; and I have accordingly so interpreted their instructions: were this permission withheld, it appears to me that there would be no encouragement whatever to agricultural improvement; for no one would lay out capital in a project which did not hold out some reasonable prospect of remunerating profit to himself, unless he were inclined to do so as an act of gratuitous beneficence to the cultivators who alone would derive any benefit from its employment. The proprietors have been informed that they have no right to interfere with rates of hereditary cultivators, which are fixed and unchangeable; and have been directed, in all cases of contemplated change in the rates of rent paid by tenants at will, to give information to the tehsildar of the pergunnah; and it has been provided that they shall not, without the observance of this process, be entitled to sue in a summary suit for the amount.

40. The rent rolls taken at the time of settlement will always be subject to many changes, from fluctuation in the number of cultivators, the occupation of waste lands, and other obvious causes; but in this district these causes will operate with double effect, owing to the year of scarcity and famine which preceded the settlement. The reduction of the cultivating population induced a diminution in the demand for land, and a fall in the rates of rent has been in almost every part of these pergunnahs the consequence: it cannot, therefore, be reasonably expected that the rent rolls given in by the zemindars can long remain a standard for the decision of summary suits, or be efficient as a protection to the ryot; and is, I conceive, expedient to provide a remedy by which this inconvenience may be obviated. I would propose that every lease holder, at the commencement of the Fuslee year, be required to give in an annual jumabundee, in which the extent of cultivation, and amount rent to be collected from each ryot, should be entered; that this be enforced either by some pecuniary penalty, or by disqualifying the offending party altogether from instituting a suit for rent before the Collector; and that any objections preferred by cultivators within fifteen days should be received and adjusted in the manner prescribed by the Sudder Board. The instances calling for the interference of the Collector, or his Deputy, would not be numerous; as the zemindars, knowing that the document would

be subjected to his scrutiny, and his attention inevitably directed to any instances of excessive taxation by the parties aggrieved, would generally give a fair jumabundee. This precaution would, I think, effectually protect the cultivating classes from undue exaction, would facilitate the adjustment of suit for rent or replevin, and have a tendency to reduce their number. The lapse of years, and the operation of the causes above mentioned, will altogether destroy the utility of the rent roll taken at the time of settlement, as a record of reference.

41. From the subject of rent there is a natural transition to that of rent-free tenures; as every registered holding in the district had been inquired into, and the question of its validity decided by the Special Deputy Collector, previous to my deputation, I have been personally relieved from all participation in the performance of this duty; the omission of the statement, No. XX, in the Appendix to the Board's printed circular on settlement, is thus accounted for. The unregistered lands have been, of course, resumed and included in the khalsah, and the holders have been allowed to remain in possession, conditional on the payment of a light assessment to the zemindar. I have generally fixed the rent of those lands at half average rates, and have made a further deduction in favor of the zemindar for the expense and trouble of collection; except in a few instances, the rent-free holdings were very limited in extent, and their resumption will not materially increase the assets of the pergunnah.

42. The financial result of the settlement in this pergunnah

<i>Pergunnah.</i>	<i>Former. juma.</i>	<i>Proposed. juma.</i>	<i>Increase.</i>
* Kursana, ...	16,746 12 0	17,561 0 0	814 4 0
Suhawur,...	49,887 0 0	50,272 0 0	385 0 0
TOTAL, ...	66,633 12 0	67,833 0 0	1,199 4 0

is exhibited in the margin,* and is sufficiently satisfactory; the increase is trifling; but it is as large, as with a

due regard to moderation of assessment, the future agricultural prosperity of the pergunnah, and facility of collection, it would be either advisable or equitable to demand. I have done my best to ascertain the true state of things, and to collect accurate information before proceeding to assessment: and I trust that while the rights and just expectations of the proprietors have been duly regarded, the interests of Government have not been neglected; it has been my earnest desire to avoid inordinate taxation, and to make the assessment as equable as circumstances would admit. The experience of one or two years will prove whether I have been successful in my endeavours.

43. A per-centage of one per cent. on the new juma has been taken from each estate for road fund, and entered separately in the durkhast;

the amount is not exhibited in any of the forms which are herewith submitted.

TALOOKA ETAH, PERGUNNAH SUKEET.

44. This talooka, from its extent and the considerable amount of revenue which it pays, calls for separate notice. In the preceding paragraphs of this report I have explained the system of settlement which I pursued, and the principles on which my assessments were based; as I adhered to the same plan in all my settlements, a recapitulation of those remarks is, I conceive, totally useless: I shall, therefore, confine myself to a descriptive account of the talooka, and the mention of any circumstances peculiar to it which may appear necessary.

45. Talooka Etah comprises 139 villages, and the present assessment (Hutowlee Jysing, a village which has been transferred under the late arrangements to pergunnah Shekhabad, 2nd division, excluded) amounts to Rs. 65,586; a large portion are adjacent one to another, and are distinguished by the same characteristic features, while a few which are situated to the south and south-eastern extremity of pergunnah Sukeet, bear no affinity whatever to them. That portion of the estate which is "en masse" is bounded on the west by pergunnah Mahrerah, zillah Allygurh, and on the other three sides by the villages of pergunnah Sukeet. The whole face of the country is an uninterrupted flat, generally fertile and well cultivated, and intersected at the south-western extremity by the Easun Nuddee, which, in the rainy seasons, overflows and materially assists in the fertilization of those villages that are approximate to it. The high road runs through the estate in its whole extent, and it is traversed in all directions by other roads leading to Kasgunj, Annampoor, Suhawur, Sukeet and Mahrerah, zillah Allygurh.

46. But the contrast in the quality of the soil, the extent of irrigation, and in the general appearance of the country, with the pergunnahs of Suhawur, Kursana and Sirpoora, situated on the north of the Kalee Nuddee, is not less striking than agreeable; and the villages appeared to me all so very superior to those the settlement of which I had just completed, that I was encamped in the talooka some time before I became accustomed to their aspect, or could determine what was an average, and what an inferior village. The soil is generally fertile, having a very small proportion of sand in its composition, and is plentifully irrigated. The only exception to this is to be found in about 30 or 40 villages, situated to the east of Etah Khass, which are remarkable for poverty of soil, and comparatively limited irrigation, and in those parts of the talooka which are located at the south and south-eastern borders of pergunnah Sukeet. The proportion of the irrigated surface to the whole cultivated area is $73\frac{1}{2}$ per cent.

47. There is a good market at Etah, which, with those at the towns above mentioned, afford abundant facilities for the disposal of agricultural produce: its transport too is much expedited by the numerous roads alluded to in para. 45, which I have traversed in all directions, and which are perfectly practicable for such wheeled carriages as are usually used by the natives. There is no other stream but the Easun; and I am aware of no other local peculiarity which merits attention.

48. Talooka Etah has been (with the exception which will be presently noticed), ever since the cession of these provinces, and for many generations previous to it, in the possession of a Rajah. The family is of considerable antiquity and rank, and has always been distinguished for its unswerving loyalty and adherence to the British Government; and the character of its present representative is highly respectable, and free from those degrading traits which unhappily are found too often to distinguish the native of rank.

49. As the estate has always been undivided, it is expedient to embody a sketch of its past fiscal history in the general report, in preference to throwing it into the miscellaneous remarks appended to No. III. The series of past settlement is as follows:—

- 1.—Settlement from 1210 to 1212 F. S. with the Rajah of Etah.
- 2.— Ditto from 1213 to 1215 with ditto.
- 3.— Ditto from 1216 to 1220 with ditto.

In 1221 F. S. the estate was brought under kham management, but the reason of this direct interference I have been unable to ascertain; the 4th settlement, from 1222 to 1226, was again made with the Rajah. It would appear that in the course of the settlement, a considerable balance accumulated; and the orders of Government, dated 24th Oct., 1817, in reply to a letter from the Board of Commissioners for the N. W. P., dated 18th September 1817, direct that a village settlement be made on the ground that "little hope can be entertained of future punctuality on the part of Rajah Megh Singh in the discharge of public revenue." The moostajerie settlement formed in obedience to these instructions, remained in force from 1224 to 1235 F. S., when the settlement of the whole talooka was revised under regulation VII of 1822, and engagements taken from Rajah Megh Singh in pursuance of the direct orders of Government to that effect, dated 15th May 1828. This letter is in reply to one from the 3rd Member of the Board of Commissioners, dated 14th April 1828: and at the same time that the suggestions relative to the settlement of the talooka, contained in the 4th para. of that letter are adopted, the arrear which had accrued, as above mentioned, during the period of the 4th settlement, amounting to Rs. 28,748-14, is remitted by those orders.

50. I have been thus particular in detailing the dates of correspondence relative to the re-admission of Rajah Megh Singh to engagements for the whole talooka, because I have been unable to procure complete copies of it from the Collectorship, and at the same time am desirous of putting you in possession of all the facts of the case.

It would appear then from the above abstract that, with the exception of the interval from 1224 to 1235, when Raja Megh Singh was dispossessed for want of punctuality in the payment of revenue, he has been ever since the cession in undisturbed and undivided possession of talooka Etah; he is, therefore, in my opinion, both by the prescriptive right which long possession is usually supposed to confer, and by the proprietary title which was established at the time of the settlement, under Regulation VII, entitled to a continuance of it. I have accordingly accepted engagements from Rajah Megh Singh for the whole talooka.

51. The subjoined abstract of demands, receipts, and balances for the last 20 years, will, it is hoped, convey a correct idea of the past history of the talooka.

F. S. Year.	<i>Demand.</i>	<i>Receipt.</i>	<i>Balance.</i>	<i>Remarks.</i>
1225	61,643	61,429 1 0	213 15 0	
1226	62,940	62,940 0 0		
1227	63,216	63,216 0 0		
1228	63,216	63,216 0 0		
1229	63,216	63,216 0 0		
1230	62,899	62,899 0 0		
1231	68,351	68,351 0 0		
1232	68,951	68,951 0 0		
1233	68,363	68,363 0 0		
1234	68,363	68,345 0 0	18 0 0	
1235	68,379	68,379 0 0		
1236	68,364	61,947 6 0	6,416 10 0	Kumee wasil at
1237	67,836	64,859 0 0	2,977 0 0	less by settlement.
1238	67,201	67,201 0 0		
1239	67,201	67,097 0 0	104 0 0	Ditto ditto.
1240	67,097	67,097 0 0		
1241	67,097	67,097 0 0		
1242	67,097	67,097 0 0		
1243	67,097	67,097 0 0		
1244	66,397	65,293 4 0	1,103 12 0	
1245	66,426	40,913 6 6	26,403 5 6	
			36,669 13 6	

The trifling arrear due previous to 1236, accrued during the continuance of the moostajerie settlement; the sum which appears as a balance in 1236, and which is in fact only nominal, being set aside, there has been

only a defalcation to the amount of Rupees 1,103-12 since the Rajah was re-admitted to engage for the estate: this sum is not real balance either, for it has been withheld by the Rajah, pending the decision of superior authority, on a claim advanced by him for compensation for wells destroyed, and land taken in by the trunk road. Nothing further is, I conceive, requisite to prove that it has not been over-assessed. The Rajah is greatly involved in debt, it is true; and he would gladly persuade you that his embarrassments have proceeded from the heaviness of the Government demand, but this is not the case: it is notorious that his difficulties have arisen solely from his inordinate expenditure, bad management, and from the rapacity of his dependants who have plundered him without mercy.

The demand of the state has never been such as to render a recourse to mortgage or private transfer necessary for its satisfaction; the only portion of the talooka which has been so alienated, was given up as security for a debt contracted by the Rajah, in order to enable him to defray the expenses attendant on the marriage of his daughter. Koonwur Petumber Singh, of Awa, is his creditor; and the mortgage would have been closed before this by the liquidation of the debt, had not the year of scarcity and drought intervened.

Thus the considerations which are generally supposed to indicate the propriety of an increase, or at any rate to show that there is no necessity for a decrease of assessment, viz. punctual realization of revenue, the absence of balance, and of all transfers for the realization of revenue, distinguish the history of this talooka; its present condition is good and flourishing.

52. I have before described the system which I pursued in the formation of my rent-rates, and the mode which I adopted of checking the result obtained by the application of the deduced revenue-rates to the measurement details. It is therefore sufficient to observe, that I adhered to the same plan in this and every other settlement, and to subjoin the rates which I at length adopted in this talooka.

<i>Rent-rates.</i>				<i>Revenue-rates.</i>									
	Irrigated.			Unirrigated.		Irrigated.			Unirrigated.				
Barah, ...	7	7	5½	3	4	8¼	Barah, ...	4	10	3	2	1	5
Munjah, ...	5	4	4	2	10	2	Munjah, ...	3	4	5	1	10	3
Burreh, ...	3	8	2½	1	5	1	Burreh, ...	2	2	11	0	13	1½
Abeeland,	2	10	2	Bunjur,	7		Abeeland,	1	10	2	0	0	0

53. With the view of facilitating comparison, and bringing the whole question of assessment into a small compass, I beg leave to submit the following statement for the whole talooka.

Talooka Etah.	Value at assumed rent-rates.	Value at ad-duced revenue rates.	Proposed juma.	Former juma.
	1,14,695 5 4 $\frac{1}{2}$	70,225 9 5	68,486	65,586

The increase is very inconsiderable, and is principally on account of unregistered maafee tenures which have been included in the khalsah, and charged with revenue; 1841 acres have been resumed, and the maafeedars retained in possession, subject to the payment of rent at half average rent-rates.

54. It is necessary, before concluding this portion of my report, to add that the settlement under Regulation VII of 1822 was not completed in less than two years, and that while the term of it in some villages will come to a close in 1247, it will not in others expire till 1248 F. S.; my assessment, therefore, will not take full effect before 1249.* The

present juma of that portion of the talooka the settlement of which will expire in 1247, and the proposed juma upon the same, is noted marginally. The settlement statement, No. 5, will exhibit clearly the aggregate amount which will be collected in each year of the settlement.

55. The financial result of the settlement is shewn in the margin,* and is satisfactory. I feel confident that the

Former juma.	Proposed juma.	Increase.
* 65,586	68,486	2,900

assessment is fair and moderate, and that if the estate should not prosper in the hands of the Rajah, it will be attributable solely to his inordinate expenditure, the difficulties by

which he is surrounded, and his want of method in the management of one of the finest and most profitable talookas in this district.

PERGUNNAH SUKEET—

56. Pergunnah Sukeet, in which talooka Etah, antecedently noticed, is included, resembles it closely in its natural features, and will not therefore require much description. It is bounded on the north by the Kalee Nuddee, on the east by talooka Sonhar and pergunnah Koraolee, on the south by pergunnah Ghurwur, and on the west by pergunnah Moostuffabad, zillah Mynpooree, and pergunnah Mahrerah, zillah Allygurh. The Easun Nuddee, after leaving talooka Etah, flows through a small portion of this pergunnah at its south-western extremity, and is the only stream besides the Kalee Nuddee which intersects it. The trunk road traverses it for about 12 miles, and there are other numerous roads leading to all the principal markets in the neighbourhood, such as Moostuffabad, and Phuruha, Shekohabad, Etah, and Mynpooree.

57. The remarks relative to the soil and irrigation of Etah are equally applicable to this pergunnah, except that the land is perhaps slightly inferior in point of natural fertility, and is not so highly cultivated as in that estate. The tract of country immediately approximate to the Kalee Nuddee is that which is most remarkable for poverty of soil; and it will be found accordingly that, in the majority of villages which are contiguous to it, the assessment is below the value at revenue rates. Lest this assertion should appear contradictory to the remark contained in the 7th para. of this report, I would observe that in a pergunnah such as Kursana or Sirpoora, distinguished by general sterility of soil and limited irrigation, the estates adjacent to the Kalee Nuddee will be above average, as the stream to a certain extent supplies their greatest deficiency; but in pergunnahs like Sukeet, the soil of which is generally fertile, and the facilities of irrigation considerable, the same description will be found inapplicable.

58. The irrigation is mostly derived from pukka wells, and is $72\frac{3}{4}$ per cent. on the whole cultivated area.

59. The subjoined table of demands, receipts, and balances will, if considered with reference to the extent of cultivated and culturable area, as exhibited in the statements of this pergunnah, satisfy you that the past assessments have not been generally oppressive, whatever may have been the nature of them in particular instances. The balance, with the exception of that on account of 1245, which cannot of course be allowed to affect the general inference, is inconsiderable.

F. S. Year.	Demand.	Receipt	Balance.	Remarks.
1225	75,110	63,973 13 8	11,136 2 4	
1226	55,040	53,658 14 3	1,381 1 9	
1227	54,637	54,637 0 0		
1228	54,687	54,687 0 0		
1229	54,758	54,758 0 0		
1230	55,464	55,464 0 0		
1231	74,304	74,304 0 0		
1232	74,304	74,304 0 0		
1233	74,461	74,019 0 0	442 0 0	
1234	74,500	74,500 0 0		
1235	74,342	74,342 0 0		
1236	74,387 9 0	72,600 9 0	1,787 0	less by settlement.
1237	72,670 5 6	72,615 5 6	55 0 0	reduction of do.
1238	72,620	72,620 0 0		
1239	72,620	72,620 0 0		
1240	74,249	71,554 0 0	2,695 0 0	less by settlement.
1241	74,162	72,168 0 0	1,994 0 0	ditto ditto.
1242	74,274	72,280 0 0	1,994 0 0	ditto ditto.
1243	73,081	72,981 0 0	100 0 0	ditto ditto.
1244	73,101	73,001 0 0	100 0 0	ditto ditto.

60. The rent-rates were formed, calculated and checked in the manner previously described, and are, with the deduced revenue-rates given here.

	<i>Rent-rates.</i>		<i>Deduced revenue-rates.</i>	
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.
Barah, ...	7 0 5	3 1 2	4 14 6½	2 2 4½
Munjah, ...	5 4 4	2 10 7½	3 11 0	1 11 0½
Burreh, ...	2 10 2	1 1 7	1 13 7	0 12 3½
Abeeland, ...		1 10 4		1 2 5
Buujur, ...		1 10 6		7 3½ 0

The extent of land watered from the tanks and from the Kalce Nuddee, and the acknowledged inferiority of that species of irrigation, obliged me to calculate a separate rate for lands so irrigated. The rate is, I am aware, too low for those lands which are watered from the Kalee Nuddee; but I preferred making an allowance for that in the few villages approximate to it, to multiplying the number of my rates.

61. By the time that I was ready to commence the settlement of this pergunnah, Meer Mohibooddeen, Deputy Collector, under Regulation IX of 1833, had joined his appointment, and was prepared to render me assistance in the details of it. I lost no time in availing myself of his services in the following manner: he was directed personally to inspect the lands of every village in the pergunnah; to ascertain by actual calculation in his own presence, the number of "pyrees" in daily use; to discover the rates of rent on the grand divisions of the area, as usually levied in each village; in short to satisfy himself regarding every particular which could, in the remotest degree, affect the rate of assessment: a short memorandum containing the information so collected, was handed to me. As I myself visited three-fourths of the villages of this pergunnah, I was enabled with ease to test it.

The Deputy Collector, after having thus ascertained by personal inquiry, the positive and comparative resources of each village, its present condition, and the circumstances of the proprietors, prepared a rental for each estate, by applying to each description of soil the rates which his experience and his inquiries led him to suppose them capable of bearing. When I had made my assessments, I compared them with the result of the Deputy Collector's labors; and when there was any material discrepancy I satisfied myself, before ultimately fixing the juma, whether the Deputy Collector's calculations, or my own, approximated most nearly to a fair and moderate assessment.

62. Such instances, however, were remarkably scarce: our results corresponded with a degree of accuracy which surprised me; for my rent rates, and the revenue rates deduced from them, were unknown to the Deputy Collector; and even if he had been acquainted with them, he could not have provided against variations in the assessment of villages, in the existing juma of which a large increase was taken, or considerable decrease allowed. For instance, in mouzah Jerismye, No. 39, the value at revenue rates amounts to Rs. 5,096 15 3½; my proposed juma which involves one augmentation of Rs. 549, and at the same time a considerable deviation from rates, is Rs. 4,750; and the Deputy Collector's proposed juma is Rs. 4755. I might multiply instances of this sort to any amount, but the above example is sufficient to explain my meaning, and that is the only object with which I have inserted it. Meer Mohibooddeen is known to the Board as a man of unsullied integrity, well experienced in the details of settlement, and strongly impressed with the sound policy of moderate assessment. And at the same time that I would fain hope, that this correspondence in the result of calculations made by different people on different principles, without any intercommunication, may be considered an argument in favor of the assessments; I would beg leave to recommend Meer Mohibooddeen, from whom I derived valuable assistance in the settlement of this pergunnah, Koraolee and Sirpoora, to the favorable consideration of the Board and Government.

63 The subject of the numerous Government purchases in this pergunnah, and the mode of disposing of them, has been fully discussed in the correspondence noted in the margin; * and I only allude to it

* Settlement officer's letter, No. 29, of 2nd December.

Commissioner's letter to Board, No. 437, dated 26th

Settlement officer's letter, No. 31, dated 7th March—No. 35, dated 12th March—No. 80, dated 5th June—and No. 83, dated 19th June, 1839.

now for the purpose of explaining what may otherwise appear anomalous. You will observe that in most villages of this description the juma has been increased, and that in very few

has a diminution of demand been considered justifiable; but the acknowledged fact of the sale for balances considered abstractedly, would appear to indicate the necessity of it. It is, however, remarkable that the estates purchased by Government are, with the exception of N. Jugroop and Tal Burrowlee, admitted to be among the most productive and profitable in the whole pergunnah; and it is an argument in favor of the propriety of the proposed increase that the old zemindars, with the prospect of being ousted, are willing not only to engage for their respective estates, but at the same time to liquidate the arrear for which they were sold, as the price of their restoration. The question is then, how they came to the hammer at all? It clearly did not arise from a deficiency of

assets. I am inclined to attribute it to the prevalence of a most pernicious practice, *viz.* the immediate re-admission of the defaulters to engage for the villages as farmers, so that their possession was not even disturbed: this practice, not only, as the Board observe, "gives the lessees all the advantages of property without the responsibility, and deprives the State of all security for the realization of its just dues;" but the defaulters are in the enjoyment of immunities which are incompatible with the existence of a proprietary title in land in this country. Every village is answerable for the debt of its proprietor, and may be sold by order of a decree of Court for its realization; but in the supposed case of one of these defaulters being deeply involved, no process of the Civil Court can disturb his possession.

Ludicrous as it may appear, the possession of the old zemindars of mouzah Jerimsye (who have been excluded at the settlement), was characterized by all the peculiarities of a bhyacharah tenure; the land was minutely divided, and two or three of their descendants who had been dispossessed, claimed restoration as a right: still more absurd, however, is the fact of their having actually mortgaged one thoke of the estate, long after all their right of transfer had been annihilated by the sale.

64. It is further worthy of remark, that in no instance has the juma been reduced since the sale, and yet the revenue has been realized with ease and punctuality from those very people who previously withheld payment of it: all those facts put together justify one in inferring that the alienation of these estates arose from no deficiency of assets, but from designed defalcation on the part of the proprietors, designed too with the view of retaining possession, and at the same time of depriving the Government of their lien on the estate.

65. The remarks in the report in pergunnah Suhawur Kursana, on the subject of assessment tenures, preparations of record, and rent of lands, are equally applicable to this pergunnah, and do not require recapitulation. In this pergunnah much impoverishment has not resulted from the drought of 1245; the temporary relief which I have considered it expedient to grant on the principle mentioned in the 32nd para. of this report, consists of deductions from the revised juma in the following proportion, for the first three years of the settlement.

Fuslee,	1247	1248	1249	Total.
Rupees,	3214	680	130	4,024

66. The financial result of this settlement is shewn by the table in the margin, * and is favorable; the settlement has, I believe, given satisfaction; with the exception of Murthula and eight villages, the settlement of which

Former juma.	Proposed juma.	Increase.
* 72,285	75,842	3,557

was deferred for especial reasons, all the durkhasts were taken in two days. Murthula was the only case of recusancy; and a reference to the remarks under No. 3, or to the separate report which is herewith submitted, on the proprietor's petition of appeal, will enable you to judge whether he had sufficient ground for the objection which he has preferred.

PERGUNNAH KORAOLEE.

67. Pergunnah Koraolee, comprising 86 villages, is bounded on the north by the Kalee Nuddee, on the west by talooka Souhar and pergunnah Sukeet, and on the south and east by the pergunnahs attached to the luzoor tehsil of this district. Its general features resemble those of Sukeet, but there is a difference in the nature of the soil, and its productive qualities; it is light, of that description commonly called in this part of the country "chicknoot," and yields very abundant produce when plentifully irrigated and well cultivated. The lands in the immediate vicinity of Koraolee Khas are unequalled in fertility throughout this tract of country, and pay accordingly very high rates: in Soojrye, No. 76, Deorey, No. 16, and a few other neighbouring villages, there are lands which are taxed with 18 Rs. per acre, and still yield an abundant profit to the cultivator.

68. The Kalee Nuddee, and a small stream which runs along the southern boundary of the pergunnah, materially aid in its irrigation, and the deposit from the latter which overflows in the rainy season, adds greatly to the fertility of the lands within its influence. The per-centage of the irrigated surface on the whole cultivated area is 64½.

69. The principal roads are the high road, one leading from Koraolee to Mynpooree, another to Sukeet, and another to Allgunj; there is a good market at Koraolee, the demand of which is alone nearly sufficient to absorb the agricultural produce of the pergunnahs; the markets at the towns above mentioned, the distance from which is inconsiderable, afford in case of necessity a very convenient outlet.

70. Before proceeding to the subject of assessment, it is necessary to observe one peculiarity for which this pergunnah is remarkable, and which has rendered a modification of the statement, No. 3, indispensable: I allude to those complex tenures commonly denominated "Khetbut," and described in the 225 para. of the Sudder Board's printed settlement circular. These tenures are not numerous; and where they do exist are of such antiquity, and the land so minutely divided off, that no inconvenience is found to arise from them; there is, however, in most instances, one principal village by the name of which the mehal is distinguished: but the mehal of "Eesye Turufmohun," No. 25, is composed entirely of portions of land situated within the area of other villages, and is the

most perfect specimen of a complex tenure that I have found to exist. It is incumbent upon me to add, that the measurement papers have not been prepared in conformity with the constructions above alluded to: the fields included in the area of one village, and comprised in another mehal, have not been distinguished in the field maps by a different color or by any other diacritical mark; nor have separate khusras of these lands, excepted from the general khusras of the village within the boundary of which they are situated, been formed in the Surveyor's office. I have caused the latter deficiency to be supplied, and instead of coloring the field map, have had the name of the village to which the field belongs, written within the number which in the map is supposed to represent that field.

71. This is, perhaps, the most proper place to allude to the deterioration which the scarcity of 1245 has occasioned in this pergunnah; the measurement papers which were prepared in that year are a more unequivocal index of it, and will convey a better idea of its extent than any description which I could offer. This pergunnah has suffered more severely in its condition, and calls more loudly for temporary relief, than any other which has come under settlement this season; the mere fact that two-fifths of the lands habitually under cultivation were abandoned, is a sufficient indication of the general distress, and of the fearful reduction of the cultivating population, which have been the consequences of this famine; some villages have been impoverished to such a degree, that no outlay of capital, nor personal attention and industry on the part of the proprietors, can restore them to a flourishing condition in less than two or three years. Among these is Kunchunpoor: there were previously ten or twelve houses; they are now all, with the exception of one, uninhabited, roofless, and dismantled. Soojounpoor, No. 75, is another instance of extreme deterioration, the cultivators having been reduced to half their original number. In like manner Mudhkurpoor, No. 53*, Sukhara, No. 51, and Kuttoo, No. 38, have been very much depopulated, and the cultivation and prosperity of the villages been reduced in a corresponding degree. I have applied the principle described in the 32nd paragraph of this report to all cases which, in my opinion, called for relief; and the amount, the relinquishment of which I would beg to recommend, is as follows:—

F. S. Year	1247	1248	1249	Total.
Rs.	5,573	1,816	353	7,742

These reductions, it is to be borne in mind, are made from the proposed juma, and not from the present assessment: the sacrifice of this sum, which to the State is inconsiderable and immaterial, will be the

* Khirna Kullan, No. 45.

means of insuring the future prosperity of the pergunnah, and will be regarded by the proprietors as an act of benevolent indulgence. In order to provide against the abuse of this indulgence, the tehsildar has been directed particularly to look after the cultivation of those villages, the proposed juma of which has been temporarily reduced; and to bring immediately to the notice of the Collector any instance of wilful neglect which may come to his knowledge; in such cases the whole juma ought to be realized.

72. The demands, receipts, and balances for twenty years are as follows :—

<i>F. S. Year.</i>	<i>Demand.</i>	<i>Receipt.</i>			<i>Balance.</i>
1225	31,906	29,746	10	6	2,159 5 6
1226	31,683	31,683	0	0	0 0 0
1227	31,935	31,935	0	0	0 0 0
1228	31,970	31,970	0	0	0 0 0
1229	31,970	31,970	0	0	0 0 0
1230	31,970	31,970	0	0	0 0 0
1231	31,970	31,970	0	0	0 0 0
1232	31,970	31,970	0	0	0 0 0
1233	31,970	31,970	0	0	0 0 0
1234	31,970	31,970	0	0	0 0 0
1235	31,974	31,938	0	0	36 0 0
1236	31,970	31,970	0	0	0 0 0
1237	31,970	31,970	0	0	0 0 0
1238	31,970	31,970	0	0	0 0 0
1239	31,970	31,820	4	9	149 11 3
1240	31,970	31,970	0	0	0 0 0
1241	31,970	31,970	0	0	0 0 0
1242	31,970	31,970	0	0	0 0 0
1243	31,970	31,970	0	0	0 0 0
1244	31,970	31,970	0	0	0 0 0

The rate of the present juma, with reference to the extent of the cultivated and culturable areas, and in comparison with that of the contiguous pergunnahs, to none of which it is inferior in natural or artificial advantages, is exceedingly low; and the inadequacy of assessment, of which this is an indication, is further established by an examination of the table and the general circumstances of the pergunnah. There has been no material change in the assessment for the last 20 years; the revenue has been realized without balance, and the majority of the zemindars, who are chiefly Rathore Rajpoots, and a very troublesome, refractory class, are in very comfortable circumstances; I therefore determined to take a moderate increase, and to defer giving full effect to it until the impoverished estates had partially recovered their condition

73. The duty intrusted to Meer Mohibooddeen, Deputy Collector, was similar to that which he performed so much to my satisfaction in the settlement of pergunnah Sukeet; and was accomplished with the same care, steadiness and ability: he likewise assisted his colleague Junalooddeen Hussun in the preparation of the record of responsibilities and administration.

74. The remarks relative to the mode of settlement and assessment, to the preparation of record giving publicity to the rent-roll, &c., contained in the preceding paragraphs of this report, are equally applicable to this pergunnah; and there is no local peculiarity, except the complexity of tenures already noticed, which would render any addition to those remarks necessary. The rent-rates and deduced revenue-rates for pergunnah Koraolee are entered here.

		Irrigated.	Unirrigated.	Irrigated.	Unirrigated.
Barah,	...	7 0 5	3 4 8 $\frac{1}{4}$	4 8 8 $\frac{1}{2}$	2 2 1
Munjah,	...	5 4 4	2 10 2	3 6 6 $\frac{1}{4}$	1 11 3 $\frac{1}{4}$
Burreh,	...	3 8 2 $\frac{1}{2}$	1 5 1	2 4 4 $\frac{1}{4}$	0 13 7 $\frac{1}{2}$
Abeeland,	...		0 10 2		1 11 3 $\frac{1}{4}$
Bunjur,	...		0 10 6 $\frac{1}{4}$		0 6 9 $\frac{1}{2}$

75 The result of the settlement in a financial point of view, is sufficiently favorable; in the amount entered in the 1st* column is included the jumas of Midheele Kullan, No. 56, Midheele Khoord, No. 56, and Mudhewa Juggutpoor, No. 58; three villages, which have been

<i>Present juma.</i>	<i>Proposed juma.</i>	<i>Increase.</i>
* 33,286	38,428	5,142

by late arrangements connected with the adjustment of the pergunnah boundaries, transferred to this pergunnah. I have been informed that the people were all satisfied with the settlement; and the fact, that in 80 assessments there were but two cases of recusancy, in one of which the recusant party subsequently entered into engagements; and that, with the exception of nine villages the settlement of which was deferred for special reasons, all the durkhasts were taken in one day, would seem to confirm the truth of that communication. I proceed to report on the settlement of the last pergunnah which occupied my attention.

PERGUNNAH SIRPOORA.

76. The settlement of this pergunnah was deferred for reasons which it is needless to mention, until that of the Sukeet division had been completed, and was not brought to a termination until the 4th May. It is

bounded on the north and west by pergunnah Suhawur and Kursana, on the south by the Kalee Nuddee, and on the east by pergunnah Puteealee, and pergunnah Burna, zillah Furruckabad. In its general features and character, and in the nature and quality of the soil, it is identical with Suhawur and Kursana ; the observations relative to these particulars contained in the 3rd, 8th, and 14th paragraphs of this report, are consequently equally applicable to it ; but its past fiscal history is widely different, and this, with the present depressed condition of the pergunnah, and the almost universal poverty of the malgoozars, will be found to afford abundant evidence of mismanagement or over-assessment. I proceed to detail the facts which have led me to this conclusion, and which forcibly indicate the necessity of a reduction of assessment.

77. An examination of the following table will show, that during the last twenty years there are few in which the whole amount of revenue has been realized ; but I do not consider this isolated fact as an answerable proof of the inability of any given pergunnah to pay its present juma: the arrear may have arisen from inequality of assessment ; and if the burthen be fairly and equally apportioned, it is possible that the pergunnah may not only pay the same amount of revenue, but also gradually improve and prosper ; such, I conceive to have been the case in pergunnahs Kursana and Suhawur, and upon this ground I rejected the argument in favor of a decrease of juma, which the balance in the pergunnah afforded. But when, in addition to the fact of existing arrear, the records of the pergunnah show that the revenue has, in a very large proportion of estates, been realized with extreme difficulty ; that mortgages, sales, and transfers, public and private, have been frequent and numerous ; and if, besides this, it be ascertained that the rate of the present juma of this pergunnah, on the cultivated area, is higher than that of the adjacent pergunnahs—to none of which it is in any respect superior, that its agricultural prosperity is much depressed, and that the majority of the malgoozars have been reduced to indigence ; it will, I think, then, be allowed that the balance exhibited in the following statement, ought to form a very prominent feature in the argument for a decrease of assessment.

<i>Year.</i> F. S.	<i>Demand.</i>	<i>Receipt.</i>	<i>Balance.</i>	<i>Remarks.</i>
1225	44,257 0 0	41,923 12 6	2,333 6 6	
1226	42,053 0 0	41,663 0 6	389 15 6	
1227	39,052 0 0	39,052 0 0	...	...
1228	37,872 0 0	37,834 8 0	37 8 0	
1229	38,069 0 0	38,069 0 0	...	...
1230	30,105 0 0	29,395 9 5	709 6 6	
1231	44,878 0 0	44,390 11 9	487 4 3	
1232	44,832 0 0	44,832 0 0	...	...
1233	44,832 0 0	44,332 14 3	499 1 9	
1234	44,588 6 6	44,588 6 6	...	...
1235	44,615 6 6	44,615 6 6	...	...
1236	44,632 15 0	44,632 15 0	...	...
1237	44,650 7 6	44,397 3 0	253 4 6	
1238	44,736 0 0	44,190 0 0	546 0 0	
1239	44,298 0 0	44,090 7 9	207 8 3	
1240	44,832 0 0	37,190 2 6	7,641 13 6	
1241	44,927 0 0	44,063 0 0	864 0 0	
1242	44,235 0 0	44,235 0 0	...	...
1243	44,343 0 0	44,129 8 0	213 8 0	
1244	44,404 0 0	43,913 6 0	490 10 0	

The annual average balance, therefore, amounts to rupees 734, an inconsiderable sum in itself; but when considered in conjunction with the sales, transfers, and other rigorous processes, by which means only so large a proportion of the annual demand has been realized, sufficient to establish the propriety of decrease.

78. The following abstract will make this clear; of 81 mohals which are comprised in this pergunnah, 62 have been either mortgaged, sold, or transferred, publicly or privately, since the 4th settlement; of these four have been five times, six have been four times, thirteen have been thrice, and twenty twice alienated. Previous to the 3rd settlement when the juma of this pergunnah amounted to rupees 39,628-8, there are only six transfers recorded, three of which are doubtful transactions; and this very inconsiderable proportion is sufficient to prove that the subsequent alienations above alluded to, arose from over-assessment, and not from the extravagant habits of the proprietors, or the necessity of providing for their inordinate expenditure. By removing the cause of this instability of property, it is reasonable to expect that the like disastrous events may not recur, and that the condition of the pergunnah may be gradually ameliorated.

79. Adverting again to the summary contained in paragraph 77 of the reasons for reduction of assessment, I beg leave to subjoin the rates of the present assessment in the adjacent pergunnah, as far as they are known to me.

Pergunnah.	Rate of former jumna on mulgozaree area.			Rate on cultivation.		
Kursana, ...	1	1	0	1	6	3
Suhawur, ...	1	1	5	1	10	5
Puteealee, ...	0	13	8	1	10	0
Burnah, ...	0	14	0	1	4	2
Sirpoora, ...	0	14	3½	1	14	4

From this enumeration I have, it will be observed, excluded the pergunnahs situated on the south of the Kalee Nuddee; for, as I have before intimated, there is so striking and remarkable a contrast perceptible on crossing that stream, that no analogy exists, and any comparison which should admit these pergunnahs, would be totally fallacious.

80. I would only add to the above facts the result of my own observations relative to the present condition of the pergunnah, and the circumstances of the proprietors: there are few villages which I did not personally visit, and still more scarce are those the condition of which did not impress on my mind the short-sighted policy of heavy assessment. Leaving the mention of particular instances to be entered in the miscellaneous remarks, I will content myself with stating, generally, that the cultivation of the pergunnah is extremely limited with reference to its area, owing partly to the causes above mentioned, and partly to the influence of the drought: that for the same reasons the population has been greatly reduced, and that the zemindars generally betray an indifference and unconcern regarding the condition of their estates, and the retention of them, which is incompatible with the character of the people, and which nothing but the heaviness of assessment could have induced: the tenacity with which the zemindars of the country, in spite of difficulties and embarrassments, cling to their hereditary property is notorious, and the most urgent necessity alone can induce them to relinquish it.

81. Under these circumstances, the drought of 1245 has been attended with unusually disastrous results; the extent of deterioration, as far as the limitation of the cultivation is concerned, is too plainly exhibited in the measurement papers, and the statements prepared from them, to need description or explanation at my hands; and the depopulation which has ensued can only be duly estimated by those who have been eye-witnesses, like myself, of the frightful number of roofless and abandoned habitations, which disfigure the aspect of more than one-half the villages of this pergunnah. The relief which I have granted in addition to the permanent reduction of assessment, is as follows:—

Year	1247	1248	1249	Total.
Rs.	2,722	630	30	3,382

82. The rent and revenue-rates calculated in the manner previously described and finally adopted, are entered here: no further remarks on this head appear to be called for.

<i>Rent-rates.</i>			<i>Deducted revenue-rates.</i>		
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	
Barah,	6 9 5	2 10 2	4 10 3	1 13	10
Munjah,	4 6 3 $\frac{1}{4}$	1 15 7	3 1 11	1 6	4 $\frac{3}{4}$
Burreh,	3 1 2	0 15 9 $\frac{1}{2}$	2 2 10	0 11	1
Abeeland,	... ..	1 12 0 $\frac{1}{4}$	... ..	1 3	11
Bunjur, ...	... ..	0 5 3	... ..	... ..	...

83. The result of this settlement is, certainly in a financial point of view, unfavorable; but the facts above detailed will, I trust, be considered abundant evidence of the necessity for a decrease of juma: and the inferences which naturally result from

<i>Former juma.</i>	<i>Proposed juma.</i>	<i>Decrease.</i>
44,044	39,436	4,608

them will justify me in the course I have pursued. The settlement has, I have reason to believe, given ample satisfaction to the people, and has had the effect already of raising the value of landed property in the pergunnah under notice: many bonds and deeds of sale and mortgage which would never have seen the light had not the anticipated reduction (for such was the general expectation) been admitted, have been since produced, and the claims which have lain dormant for years have been revived. Were the zemindars only allowed breathing time, permitted only to hold their estates for two or three years, they would, I feel confident, be enabled to satisfy the demands which now jeopardize their property; but the rapacity of the usurer is seldom united with forbearance: and I fear that the process of the Civil court will ere long disturb the possession of many, whose hopes have been revived by the decrease of assessment, and the consequent possibility of extricating themselves from their embarrassments.

GENERAL REMARKS.

84. It is I believe, generally allowed that there are few undertakings more difficult of successful accomplishment, than the detailed account of a tract of country; a description of its natural resources, of the improvements which art and civilization have introduced, and the further amelioration of which it is capable; of the extent and nature of its population; and in short, of all the points which have any relation to agricultural prosperity. Although I have endeavoured to place such

a picture before you, I cannot flatter myself that I have succeeded; and I shall only be too happy if my labors meet with the indulgent consideration which the zeal and perseverance with which they have been prosecuted, deserve.

85. I beg leave to state in conclusion, that in the statement No. II the arrears on account of 1245 F. S. have not been included in the table assigned for that purpose: the reason of this is, that the amount of balance due from any given estate in that season could not be considered as any indication of over-assessment, which is, I imagine, the main object of that table; but merely as evidence of the extent of impoverishment, or the determined and designed delinquency of the proprietors.

86. The financial result of the operations of this season is exhibited in the following table, and will, I trust, be considered satisfactory: more may have been expected, but more could not have been satisfactorily accomplished this season.

Pergunnahs.	Present juma.	Proposed juma.	Increase.	Decrease.	Difference.
Kursana, ...	16,746 12	17,561 0	814 4	0 0	0 0
Suhawur, ...	49,887 0	50,272 0	385 0	0 0	0 0
Sirpoora, ...	44,404 0	39,436 0	0 0	4,968 0	0 0
Etah, ...	65,586 0	68,486 0	2,900 0	0 0	0 0
Sukeet, ...	72,285 0	75,842 0	3,557 0	0 0	0 0
Karaolee, ...	33,286 0	38,428 0	5,142 0	0 0	0 0
Total, ...	282,194 12	290,025 0	12,798 4	4,968 0	7,830 4

My progress has been impeded by various circumstances which I do not think it necessary to detail; these causes will not operate with the same force during the ensuing cold weather; and I therefore trust that the settlement of this district may be, in every respect, completed by June 1840.

MYNPOOREE,
SETTLEMENT OFFICE,
The 3rd September, 1839. }

I have the honor to be, &c.,
G. F. EDMONSTONE,
Settlement Officer.

To R. N. C. HAMILTON, Esq.,

Commissioner, 2nd Division, Agra.

SIR,

I have the honor to report that my operations in this district have been brought to a termination by the settlement, during the past season, of the pergunnahs noted in the margin :* the prescribed statements are herewith submitted for your examination, and for the consideration of the Sudder Board of Revenue and of Government.

* Pergunnahs Moostafubad, Shekohabad, Ghirour, Kurhul, Kishnee Nubbeegunj, Sanj, Alleepoor Putee, Bloongaon, Tal Munchunnah.

2nd. Having, in reporting the settlement of the divisions of Sukeet and Suhawur, fully detailed the means which I adopted of acquiring the requisite information, the mode of forming my average rates and testing their accuracy, the circumstances which chiefly influenced me in fixing my assessments, and generally the system which I pursued; and having found it unnecessary to make any material alterations in it, I will, without troubling you with a tedious recapitulation, proceed at once to describe, in as clear and concise terms as I can command, the characteristic features of each pergunnah which has come under revision during the past season, and any peculiarities connected with each which have been brought to light, and may appear deserving of special notice. When the theory of the present system of settlements was first promulgated, it was of course an object to ascertain, from every available source, and particularly from those who were employed in giving effect to it, its efficacy in practice; and every officer was encouraged to state his own views in detail, and to notice specifically any points which appeared objectionable, or to require further legislation: but now the combined facility, celerity and trust-worthiness of the operations, which have been conducted in accordance with this principle, have been so fully established, and all the information calculated to throw light upon the working of the system has been so clearly laid before superior authority, that no observations on the subject are required, and I shall abstain entirely from any allusion to it.

PERGUNNAH MOOSTAFUBAD.

3rd. This pergunnah is bounded on the north by Sukeet Etah, on the east by the pergunnah of Ghirour, on the south by Shekohabad, and on the west by the districts of Muttra and Agra. It is distinguished by fertility of soil, very general irrigation, and great agricultural prosperity; and being lightly assessed, has been hitherto regarded as unusually profitable: it is low; jheels are numerous and extensive, and rice is abundantly cultivated in many of the estates which are comprised in it; and

such is the facility and inconsiderable expense at which cutcha wells are constructed, that there is, comparatively, a very small portion of the malgoozaree area which is destitute of the means of irrigation. In a pergunnah so favorably circumstanced, the collection of the assessed revenue has been a matter of no difficulty, changes of property and possession have been few, and the proprietors generally are comfortable, some are affluent, and few, very few, are those who can be called utterly indigent; the only exception, and that is a partial one, to the superiority of soil, and the universal irrigation above noticed, is found in the southern division of the pergunnah, where, in some villages, unproductive "bhoor" lands, with all its concomitants of imperfect irrigation, abundant "kans," and inferior cultivation is found in considerable quantity: these are the estates in which the symptoms of the past drought are alone apparent to any considerable extent; the almost universal irrigation in other parts having greatly obviated the evil and distress, which in less favored pergunnahs were so prevalent and overwhelming.

4th. The mart in which by far the larger proportion of the produce of this pergunnah is disposed of is Phuṛha, which was at one time a great emporium of trade in cotton, indigo and grain; it has now lost much of its importance, and the sphere of its influence is comparatively confined, but it is easily accessible from all parts of the division, and has still a sufficiently large commercial population to secure an easy and advantageous outlet for its produce; the inhabitants of those estates which are situated in the southern quarter of the pergunnah, probably resort to the market of Shekohabad as the nearest, and therefore the most convenient for the purposes above indicated.

5th. There is but one stream, the Urrind Nuddee, which enters on the north and leaves the pergunnah on its eastern boundary, requiring mention; it is not generally applicable to the purposes of irrigation, but may be converted to that use by the construction of bunds, and is certainly beneficial in annually inundating and fertilizing the lands which border on it.

6th. After visiting and carefully examining the character and condition of almost every village, I proceeded to the calculation of average rent-rates; and after applying the tests detailed in my last report, and doing every thing in my power to ensure their accuracy, I commenced the assessment and settlement of the pergunnah: those which I finally adopted for each division of the area, and the revenue-rates deduced from them, are given here.

	Class of soil.	Irrigated.	Unirrigated.
Rent-Rates. ...	Barah,	7 14 6	5 4 4
	Munjah,	5 4 4	3 8 3
	Burreh,	3 10 0	1 5 1
	Abeeland,	3 8 3	0 0 0
	Lately abandoned, ...	0 0 0	0 10 6½
Revenue-rates. ...	Barah,	5 1 7	3 6 6
	Munjah,	3 6 6	2 4 4
	Burreh,	2 5 4	0 13 7
	Abeeland,	2 4 4	0 0 0
	Lately abandoned, ...	0 0 0	0 6 9

7th. The variations from the value at revenue rates will not, I believe, be found very numerous, or so considerable as to throw discredit on the calculations. I have adhered to them in all instances in which no sufficient and satisfactory reason for deviation could be offered, and have only in other cases disregarded their indication, when either great inferiority or superiority of soil, or other local peculiarity, has rendered them totally inapplicable and anomalous; care has been taken to notice such circumstances specifically in the miscellaneous remarks appended to the statement No. 3 of the village in which they have appeared.

8th. The present juma, including a demand of Rs. 1,100 on a shrine situated in Pyndhut—which has been specially noticed in a separate report, No. 178, dated 4 November,

* Proposed juma, Rs. 2,84,148 0 0
 Present ditto, Rs. 2,83,396 0 0
 Net increase, Rs. 20,752 0 0

1839, and excluded from assessment by the Sudder Board—and the proposed demand, with the increase resulting from my revision in this pergunnah, are exhibited in the margin.* As a fact satisfactory to me, and as a proof, in some measure, of the moderation with which the enhancement has been made, I may be allowed to mention that all the engagements for the extensive division were executed in little more than two days; and that not a single case of recusancy occurred to throw doubt on the accuracy of my calculations, or to damp the feelings which such a result was calculated to convey.

PERGUNNAH SHEKOHABAD.

9th. Though inferior as a whole to the pergunnah just noticed, Shekohabad is by no means an unproductive or ill-favored division: it adjoins Moostafabad on the north, is bounded on the south by the river Jumna, and is conterminous on the east and west with pergunnah Deahlee Jakhun, of Etawah and Ferozabad, of zillah Agra, respectively. In forming the settlement of this pergunnah I have been obliged to divide the villages composing it into three classes; the varying character of the soil

and local peculiarities rendering such an arrangement absolutely indispensable, to the attainment of any thing approaching to accuracy in the calculation of average rates : these three classes I propose to denominate the northern and central division and the Jumna tract, and to these appellations I shall adhere in alluding to any of them ; it will be convenient, and at the same time conducive to clearness, if I describe each separately.

10th. The northern division, or first class, comprises generally all those estates which are situated on the north of Sursoo Nuddee, [incorrectly entered as the Easun in the professional map of the pergunnah,] and extends from the eastern to the western extremity of the pergunnah ; these are, with very limited exceptions, characterized by the same fertility, extensive irrigation and prosperity, as distinguished the villages of Moostafubad, and are alluded to in the 3rd paragraph of this report. They are possessed almost exclusively by kurars, a race with which I have not, in the course of my experience, hitherto come in contact, and which is even in this district confined to the pergunnah of Shekohabad. Their skill in agriculture generally, their industry, and the dexterity with which they superintend the cultivation and arrangement of their estates, and their natural acuteness, are quite unrivalled, except perhaps by jats and Jadone rajpoots. Any village moderately assessed—no matter how deteriorated by neglect or other cause ; no matter how they may be opposed by a refractory community in the details of its administration—which falls into their possession, very shortly assumes an improved appearance ; the abandoned lands are immediately redeemed ; the turbulent and obnoxious members of the fraternity are quickly subdued or ejected ; and the village which was formerly held up as useless and unprofitable and stigmatized as inordinately taxed, is found well able, under efficient and economical management, to pay its assessed revenue with facility, and to yield a fair remunerating profit to the skilful speculators, who have undertaken its restoration to fertility and prosperity.

11th. The central division, or second class, includes all the estates which are situated to the south of the Sursoo Nuddee, with the exception of those which border on the river Jumna, or are intersected by its ravines ; and extends, similarly to the first, from the eastern to the western boundary of the pergunnah. The strong contrast in the character of the soil, nature and quality of produce, and facilities of irrigation, so soon as the Nuddee is crossed, is remarkable ; the first becomes gradually light, sandy and unproductive ; the second deteriorates visibly, as well in quality and quantity, as in description ; and the last is found to be obtained comparatively with difficulty, and is, as a necessary consequence, much more confined. The water, which in the northern division is about 20 or 25 feet from the surface, is found in the line of country under con-

sideration to range from 35 to 50 feet ; and in place of the universal facility of constructing cutcha wells above alluded to, as existing in that division, there are comparatively few villages in the "hars," or outer lands, of which they can be sunk at all, or if sunk, will remain serviceable for any period exceeding one year.

12th. In this division, nearly all trace of the kurars as a proprietary body, is lost, and the majority of the estates are held either by kaiths, thakoors or ahirs ; there are a few belonging to the first mentioned class ; and the results of their skill, perseverance and good management are the more remarkable, when the condition and appearance of the villages which they hold, are viewed in juxtaposition, and compared with those conterminous and held by other proprietors ; the agricultural class is composed chiefly of ahirs and lodhes, the former indolent, unskilful and predatory in their habits, and the latter, second only as cultivators to kachees.

13th. In the division which I have distinguished by the name of the Jumna tract, are comprised, as that denomination imports, all those villages which are situated in the midst of the ravines that border on the Jumna. The difficulties which the features of the country opposed to a sufficient and satisfactory examination of the soil, and, as a necessary consequence, to the formation of any opinion regarding its capabilities, were such, that nearly one-half of the time during which I was encamped in the pergunnah of Shekohabad, was passed in overcoming, or rather attempting to overcome them. The ravines are so deep and so intricate, and the site of most of the villages has been so curiously selected, that one may approach within 500 yards of them, and distinctly discern every thing that is going on in their vicinity, but will not, without the assistance of some one well acquainted with the cattle walks and meandering foot-paths in use, be able to reach them.

14th. Agriculturally considered, this tract of country presents one or two remarkable features which are peculiar to it, and which, therefore, demand special notice in a report of this nature. There being, of course, little or no cultivation on the ravines, or in their beds, the arable land may be considered as divided into two classes ; one, that which is removed from the ravines, some distance to the north ; the other, that which is situated at their foot, and is laved by the waters of the Jumna. The first is remarkable for its great unproductiveness, the nearly total absence of irrigated surface, and the general, if not universal, occupation of it by autumn crops, for the production of which no artificial irrigation is required. The second is not found in all the estates of this division ; but where it does exist in moderate quantity, it fully compensates, by its unusual fertility and richness, for the sterility and comparative inutility of the rest of the area. It is called by the people "*bhagnur*," is situated at the foot

of the river's banks (which are here very lofty), and adjacent to the edge of the stream. These lands are annually inundated and fertilized by the alluvial deposit, and are habitually occupied by wheat or barley, and by little else: similar in character and productive powers to the kuchars of the Ganges, they are superior in one respect, because they are infinitely less subject to diluvion: as soon as the waters of the river have receded, and the proper season approaches, the plough is run through them once, the seed is sown, and without the labor of irrigation or the preliminary tillage, in other lands so requisite, a crop equal in quantity, quality and weight to the best of those produced in the northern division of the pergunnah, is the issue: the inconsiderable labor and expense of cultivating these lands and obtaining these results so greatly augment their value and importance that, obvious as these advantages are, I cannot abstain from allusion to them.

15th. As I have already incidentally mentioned in the preceding remarks, irrigation is obtained with great difficulty in every quarter of this division, water being on an average about 75 feet from the surface, and the expense of sinking brick wells in such a tract being much greater than the circumstances of the proprietors would enable them to incur; the crops, therefore, most usually and extensively cultivated, are the autumn crops, the produce of which, when the rains have been plentiful and seasonable, is abundant, and early arrives at maturity; and on the proceeds of these the proprietors are chiefly dependant, for assets applicable to the payment of Government revenue. I personally visited most of the villages composing the division, and do not remember to have seen a blade of sugar-cane, or the semblance of any horticultural produce, growing even in the fertile lands which are washed by the water of the Jumna; the characteristics of the country are opposed to the production of these articles: and the agricultural population, which consists almost entirely of ahirs, does not, I am disposed to believe, include one kachee or lodhe who chiefly cultivate them, among its members.

16th. The proprietary body is composed solely of ahirs who, it is traditionally reported, first took up their abode in the village of Sumoohan; and, as their numbers increased, and the means of subsistence derived from its occupation and cultivation became insufficient for their support, gradually migrated, and laid the foundations of those villages in which their progeny to this moment reside. The credibility of this history of their origin is certainly corroborated in a great degree by this one fact, that the lands of Sumoohan, in which these ahirs are supposed first to have settled, do not even at this distance of time, form a separate property, but are parcelled out among the villages of this division (which are known by the conventional name of the "deyhat" kurkah;) and there is hardly one, essentially belonging to it, in which a portion of Sumoohan

is not comprised: with I think three exceptions only, the tenures are nearly pure *puttecdaree*, land and responsibilities being minutely subdivided among the members of the fraternity, which is, in all cases, wonderfully numerous. This fact, the absence of any record shewing the rights and liabilities of the majority of the proprietors, the unanimity of the whole clan (if I may so call the proprietary body), unwillingness generally of speculators and merchants to venture their capital in the purchase of any of the villages so circumstanced, have hitherto occasioned very great difficulty in the realization of revenue. The information communicated to me by officers long employed in the division, and by the people, had led me to expect a very unfavorable state of things, great deterioration, universal indigence, and inordinate assessment among the number; but the information so retailed, could not have been the result of careful inquiry or personal knowledge, and was, I am satisfied, erroneous. The opinion which I so confidently express is founded principally on the village accounts, which have been given in at my requisition; and which, notwithstanding the nature of the tenure, and the falsification to which they are, with few exceptions, subjected before presentation to the authorities, clearly indicate that the proprietors were in a situation to discharge the demands of Government without that reprehensible irregularity and reluctance which has hitherto distinguished their payments.

17th. With regard to the other points above alluded to, there is no doubt that the deficiency of assets, generally during the drought, was excessive—so great, indeed, as to justify, in many instances, the remission of three-fourths of the *juma*: but the season of 1245 was succeeded by one unprecedentedly favorable to the production of the autumn crops; and, comparatively speaking, there were few estates which had not materially recovered their condition previous to my encampment in the *pergunnah*, or in which unequivocal symptoms of the past distress were manifestly apparent. The heaviness of assessment and poverty of proprietors, which were so positively asserted, appeared, on careful inquiry, examination and personal intercourse with the people themselves, to be a delusion into which the ignorance and credulity of the *pergunnah* officers betrayed them: in very few of these estates have balances of revenue accrued; in none,—if those possessing a large quantity of "*bangun*" land be excepted,—is the average rate of assessment high; and in very few, indeed, has the pressure of the Government demand been such as to render a recourse to transfer, compulsory or voluntary, indispensable to its realization.

18th. It will not, I trust, be considered that the space which has been occupied in delineating the characteristic peculiarities of the *pergunnah*, has been unprofitably taken up; a few lines will suffice to bring this portion of my report to a conclusion. There are two markets which

are equally accessible and convenient to almost all parts of the pergunnah those held at Shekohabad and Sirsagunj; a passable, though not a good road connects them, and another leads from the former place to the banks of the Jumna opposite to the site of the Buteysur fair. The means, therefore, of communication and transit which this pergunnah possesses, are by no means defective: and though neither Sirsa nor Shekohabad can boast of any manufactures, and though the trade is confined chiefly to transactions in cotton, grain or iron, yet the facilities which these markets, both situated centrally, and on long established and easy lines of communication, afford for the profitable sale of agricultural produce, are such as to absolve a zemindar, or cultivator, from the necessity of undertaking a longer journey than will conduct him either to one or the other.

19th. The Sirsa Nuddee (erroneously described as the Easun in the professional map), which runs in an easterly direction close under the town of Shekohabad, is the most important stream, whether regard be had to its size, or its influence on the agricultural prosperity of those villages which are contiguous to it. I have selected it as a natural line, dividing unusual fertility and luxuriant cultivation from comparative sterility and barrenness, and have made it the boundary between the northern and central divisions of the pergunnah. The above expressions will not, I trust, be considered exaggerated; for I have made use of them as being, in my opinion, literally and positively true: the contrast in the distinguishing features of the country, bordering on either side of the Nuddee, is so sudden and so marked, that no one passing cursorily from the northern to the southern extremity of the pergunnah would fail to observe and note it. The annual inundations of the stream are, in some parts through which the nuddee passes, beneficial in promoting the growth of rice and sugar-cane, in lands which are annually enriched by the deposit from its waters; but little or no assistance can be derived from it in watering the spring crops, except by such an expenditure in the construction of embankments and water courses, as the proprietors would be ill able to support. Another unimportant stream is the "Sengar," which flows about 8 or 9 miles to the south, in a direction almost parallel to that of the Sirsa already noticed; its vicinity is not only useless, but injurious, for its banks are high and rocky, and confine its waters; ravines shoot out from it at right angles, and intersect the lands which border on it; and neither irrigation nor the fertility which usually distinguish such positions are obtained.

20th. Having described the nature of the country and its inhabitants, the facilities of transit and trade, I have only to add that in the course of the two months during which I was encamped in this pergunnah, I visited five-sixths of the villages comprised in it; and after unrestrained communication with the people, and recourse to all the sources of information

at any disposal—and after classifying the estates in the manner above indicated, I adopted, as the standard of comparison, the rates specified here for each division of the pergunnah.

Northern division, or first class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates. ...	Barah,	7	9	3	5	4	4
	Munjah,	5	4	4	3	15	3½
	Burreh,	4	1	0	1	8	7
	Abeeland,	3	8	3	0	0	0
	Lately abandoned, ...	0	0	0	0	10	6¼
Revenue-rates deduced.	Barah,	4	14	10	3	7	7
	Munjah,	3	6	11	2	9	1
	Burreh,	2	10	3	1	0	0
	Abeeland,	2	8	1	0	0	0
	Lately abandoned, ...	0	0	0	0	6	10

Central division, or second class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates.	Barah,	6	9	5½	4	13	4
	Munjah,	4	6	4½	3	8	3
	Burreh,	2	15	5½	1	5	1
	Abeeland,	3	8	3	0	0	0
	Lately abandoned, ...	0	0	0	0	10	6½
Revenue-rates.	Barah,	4	4	6	3	2	4½
	Munjah,	2	13	8	2	0	0
	Burreh,	1	14	11	0	13	8
	Abeeland,	2	4	7	0	0	0
	Lately abandoned, ...	0	0	0	0	6	10

Jumna Tract.

	Rent-rates.		Deducted revenue-rates.
Chahee,	3 11 9	Chahee,	2 6 11½
Abee,	2 10 2	Abee,	1 11 5½
Baranee,	1 5 1	Baranee,	0 13 11
Lately abandoned, ...	0 7 0½	Lately abandoned, ...	0 4 7½

You will observe that those calculated for and applied to the area of the Jumna tract, have been adopted with reference solely to irrigated and unirrigated surface; and that the irrigation is divided into two classes, the one derived from wells of all description, and the other from streams, jheels, or the river Jumna. To this limitation I was compelled to submit; the principle on which the khusrahs had been prepared in other parts of the district, and the division of the area into "barah," "munjah" and "burreh" being totally inapplicable to this tract; for the most productive lands so far from being adjacent to the site of the villages, are usually far removed from them, and situated at the foot of the river's banks, and cannot, by any possibility, be made to correspond with these denominations.

21st. Before I commenced the settlement of this division, I found it necessary to re-examine the measurement record, and to ascertain the extent of "*bangur*" in each village; all specification of that important portion of the area having been omitted by the survey: but, notwithstanding the trouble and the delay which this proceeding involved, I was signally unsuccessful, after all, in fixing any average rates which would apply with tolerable accuracy to the generality even of the villages comprised in this division, and great variations will be found, I fear, in the assessment accordingly: most of them, however, are satisfactorily accounted for, the result of my rates being contradicted and subverted by the past prosperity of the estates, in which I found them to be anomalous and inapplicable, or by the admissions of the proprietors, through their putwarees, in regard to the amount of rental realized in years antecedent to the famine.

22nd. My revision of settlement in this pergunnah has resulted in

Present juma,	Rs.	2,47,328	7	4 $\frac{3}{4}$	a small reduction, which the irregularity and difficulty experienced in the collection of Government revenue, and the balances which had accrued, shewed
Proposed do.,	„	2,40,595	0	0	
Decrease,	Rs.	6,733	7	4 $\frac{3}{4}$	

to be advisable, if not absolutely indispensable to its future prosperity and welfare. I must add that the accounts generally current regarding the inordinate assessment, general poverty of land and resources, and extensive deterioration in pergunnah Shekohabad, had led me to anticipate the necessity of a much more considerable sacrifice than that which has been ultimately made; but I satisfied myself by careful inquiry, personal examination of the soil, and attentive consideration of the past history of the pergunnah, as exhibited in the records of the collectorship and tehsildaree, that the accounts alluded to were greatly exaggerated, and not a moiety of the distress and indigence which had been represented to me existed, except in the imagination of my informants. It is gratifying to me to be able to state, that the engagements for pergunnah Shekoha-

bad, 251 in number, were all executed, attested and signed in the course of three days, and that not in a single instance were any objections offered to my proposed assessment: such farming leases as have been made (and they are very few), have been occasioned by designed neglect and deterioration of property, with a view of forcing a reduction of assessment, and in no case have they resulted from the recnsancy of the proprietors. The settlement has, I believe, given satisfaction; and as far as I can judge, there is no impediment to the future prosperity of the pergunnah, and the easy and punctual collection of the juma which I have assessed.

HUZOOR TEHSIL.

23rd. The pergunnahs which compose this inconveniently large division are enumerated in the margin;* and though so numerous, and

* Ghirour.

Kurhul.

Kishnee Nubeegunj.

Sauj.

Aleepoor Puttee.

Bhoongaon, including Tal Munchunnah.

Bewur, settled by the Collector of Furruckabad, is likewise included in this division.

occupying so large an extent of country, do not pay to Government a larger amount of revenue than the two divisions of Shekohabad and Moostafabad, which have been reported on in the preceding paragraphs: the villages comprised nominally in them were so intimately intermingled with each other, that in attempting to render their boundaries well defined and the pergunnahs themselves compact, their integrity

has been utterly destroyed. Aleepoor Puttee, which was formerly a tolerably large pergunnah, has dwindled down into one paying Rs. 19,798; and in Sauj, as now constituted, are included estates belonging to every pergunnah, Ghirour and Kurhul excepted, within the limits of the huzoor tehsil division. Whatever may be the inconveniences resulting from those combinations in the arrangements of the records of the collectorship, they have been productive of increased facility, and have relieved me from many difficulties which would otherwise have opposed and impeded my progress in the calculation of average rates, and in the formation of the settlement; for it is obvious that villages situated in the same line of country, though nominally attached to another pergunnah, are much more likely to be marked by the same characteristic features as those of the pergunnah by which they may happen to be surrounded, than to be distinguished by peculiarities similar to those of the pergunnah of which they nominally form a part, and from which an extensive tract divides them.

24th. The pergunnahs of Ghirour, Kurhul, and Sauj are contemporaneous one with another, and are so similar in the nature of their soil, the extent of their irrigation, the classes of agricultural population, and the prevailing tenures, that they do not appear to demand separate des-

cription. The soil is in all rich and argillaceous, the per-centage of irrigation in each is specified in the margin;*

* Ghirour,.....	87 per cent.	the facility of constructing cutcha wells, and the
Kurhul,.....	85 ditto.	assistance derived from jheels and streams in
Sauj,.....	81½ ditto.	the fertilization of the area, are in all remarka-

ble, extensive and similar. If preference be given to one of the three, Kurhul would be certainly selected as that most favored by nature, and not the least improved by art and industry; but it has labored under the disadvantage of comparatively heavy assessment, while the other two have been, though unequally, generally speaking, lightly burthened: and not only has their past history been in consequence more prosperous, but they are in more flourishing condition, and the proprietors in circumstances more independent and comfortable than the zemindars of Kurhul. The pergunnah of Ghirour is intersected by both the Easun and the Urrind Nuddee, which have the customary effect of increasing the means of irrigation, augmenting the value of land and the rates of rent in their vicinity, but in different degrees: for, while I have seen many villages which so far from deriving benefit from the former, are injured by the deposit of the sandy soil suspended in its waters, I have hardly met with one contiguous to the latter, which is not perceptibly improved by the annual inundations: this is the only advantage indeed received from the Urrind Nuddee; for, as you are possibly aware, it is dry at the season when the spring crops most require irrigation, and is in comparatively few parts of its course applicable to that end. The other pergunnahs which I have included in this division of my report, are similarly within the influence of the last mentioned stream, but almost totally destitute of such advantages as the Easun may be supposed to confer.

25th. With regard to markets and lines of communication, these three pergunnahs are differently circumstanced. Ghirour has no outlet for its produce, except the towns of Mynpooree and Shekohabad, which are situated at equal distances of about 16 miles, and are connected by the high road leading from Furruckabad to Agra; which is, except during the rains, when it is inundated by the neighbouring jheels and nuddees, practicable for the carts of the country, but urgently requires to be renovated, if not entirely renewed. The importance of this road to the traffic of this part of the country will, perhaps, be accepted as sufficient excuse for a short digression; a few words only are required to establish this fact, and to show the propriety of using all available means for its proper and efficient construction. All the trade between Furruckabad, and generally between all the marts to the east and the city of Agra, passes over it. It is the only line of communication between two of the districts of the second division and the residence of the Commissioner, and it is generally a much frequented thoroughfare: its repair, therefore, would, by render-

ing it passable at all seasons of the year, greatly promote the commerce of the country, increase the facilities of communication with, and appeal to the Commissioner, by all persons dissatisfied with the awards of the local officers, and thereby materially add to the efficiency of his control ; and would, moreover, be the means of directly advancing the interests of those landed proprietors whose estates are within moderate distance of it. The proceeds of the road fund, which will annually amount to about 14,000 Rs., will be amply sufficient to put this important road, if the labor be properly superintended, into an efficient state : and I beg leave to recommend that the sums now in deposit, and such as will be from the commencement of 1248 F. S. collected, be, in the first instance, applied to the attainment of this desirable object.

26th. The other two pergunnahs are more fortunate in this respect than Ghirour. The population of Kurhul, which is evidently a town of considerable antiquity, is principally of a commercial character ; and the demand for cotton and grain of every description is such as to absorb all that the pergunnah can supply : it is situated on the road midway between Mynpooree and Etawah, in a fertile and well watered plain ; and a stimulus to its trade is, I conceive, communicated by the comparative proximity of the Jumna, and facility which the high road affords of approaching it. The pergunnah of Sanj forms a long strip of country, contiguous to the western boundary of Bhoongaon and the town of Mynpooree, which is within an easy day's journey of almost every village in it ; is the natural receptacle for its agricultural produce ; and being connected with the different quarters of the pergunnah by passable roads, is, I believe, usually resorted to by all who have business of a commercial nature to transact.

27th. The proprietary body in both Ghirour and Sanj, but particularly in the latter division, is composed chiefly of thakoors, a refractory, turbulent, indolent class, who are not worse as subjects than they are irregular as malgoozars, who take no trouble to assimilate their expenditure to the extent of their means ; and who are, therefore, generally involved in debts and in embarrassments, which seriously impede the regular and easy realization of the revenue for which they are responsible. The tenure by which these thakoors hold, is almost exclusively puttedaree or bhyacharah, or some modification of it ; and the little attention which has been hitherto given to these peculiarities, the want of a record exhibiting the subdivision of property and the rights and liabilities of the subordinate holders, and the anomalous and often times unjust processes which have been the consequence, have undoubtedly added, in a great measure, to the difficulty of collecting the dues of the State, for which these pergunnahs have been (particularly Ghirour) notorious. The present system of settlements, by adjusting all existing disputes regarding

possession, defining clearly the extent of each sharer's occupancy, and the conditions on which it will be unscrupulously upheld; and by drawing out a code, if it may be so termed, which shall regulate the administration of each estate, and place it in the power of the proprietary body to confine all private transfers, whether by deed of sale or mortgage, to members of the fraternity, puts all available information and all requisite authority in the hands of the Collector; and is the best and most efficient remedy which could be applied to the evils which have hitherto existed in the *pergunnahs* under consideration. As these important papers have been drawn up with all possible care and perspicuity, and as not a single dispute to my knowledge has been left unadjusted, I confidently anticipate that, provided the conditions inserted therein be respected and strictly enforced, a greatly increased facility in collection will be the result.

28th. The estates of *pergunnah Kurhul* are, for the most part, held by *Lubrecu brahmins*, an infinitely less numerous class; and the complexity of tenure, and minute subdivision of the area, which are so common in *Ghirour* and *Sauj*, are here comparatively scarce. Any difficulty or irregularity which has hitherto occurred in realizing the revenue of it, is attributable to the inequality and heaviness of the assessment; impediments which have, I trust, been removed, by the reduction on the whole demand which I have allowed, by conceding ample relief to such estates as were really distressed and required it, and by enhancing the *juma* in those cases in which it was justified by all the considerations which usually influence the assessing officer. Fourteen villages, formerly belonging to *Duhlee Jakhun*, of *zillah Etawah*, or now included in *pergunnah Kurhul*, and the settlement of them is herewith reported; they were nearly all inordinately assessed.

29th. *Ghirour* is remarkable for the universal existence of that complex tenure which the Board have denominated "*khetbut*;" and it is likewise found, though not in the same degree, in every single *pergunnah* which has come under revision during the past season; in most cases these are intermixtures of long standing, and essentially come under the above description; but in others, the ignorance and carelessness of those employed, in the conduct of the field measurements and the preparations of the *khusras*, have occasioned the *semblance* of a *khetbut* tenure; lands, which, by their position, might, without trouble or inconvenience, have been measured with that estate to which they actually belonged, and within the boundary of which they were naturally comprised, have been negligently included in the map and *khusras* of a neighbouring *mouzah*: and it has been necessary to resort to the process prescribed, for the specification of the area of a real *khetbut* *melal*, in order to attain a similar object. In these instances as I have had occasion to point out before this, the records of these *khet-*

but mouzals have not been compiled with that strict conformity to the clear and concise orders of the Board, which the very great importance of distinctly ascertaining the position of lands forming one mehal, and of obviating the possibility of future doubt or question required; and the difficulty and delay which have been experienced, in so arranging the misls as to define these particulars with tolerable accuracy, have been excessive. These observations apply more particularly to the tenures of this nature in pergunnah Ghirour, where they are more numerous and infinitely more complicated than elsewhere; and I trust that even there, no difficulty will arise in future.

30th. As the pergunnahs which form the subject of the preceding paragraphs, are those only in which any estates that have become the property of Government by auction purchase are included, I take this opportunity of making a passing allusion to the subject; the correspondence which has passed, and the statements which have been submitted regarding them, rendering any detail unnecessary. The talooka of Libuna, comprising 115 mehals of pergunnah Moostafabad and Shekohabad,

constituted of course by far the larger proportion of this property; and the whole history of its formation, gradual increase, and ultimate alienation, is described in the separate letters noted in the margin; * the result of the proceedings, which have been conducted in conformity with the instructions of the Sudder Board of Revenue N. W. P., is all that demands comment. Of these 115 villages, four † have been, agreeably to the order of the Board of Commissioners and the corresponding order of more recent date, restored to those in possession. In 107, proprietary title

* From Settlement officer to Commissioner, No. 182, dated 11th Nov., 1839.

Do. Commissioner to Sudder Board, No. 530, dated 3rd Dec., 1839.

Do. Sudder Board Revenue to Commissioner, No. 11 A, dated 17th January, 1840.

Do. Settlement officer to Commissioner, No. 34, dated 7th March, 1840.

Do. Commissioner to Settlement officer, No. 93, dated 18th March, 1840.

Do. Commissioner to Sudder Board Revenue, No. 286, dated 28th July, 1840.

Do. Sudder Board to Commissioner, No. 295, dated 18th August, 1840.

has been recovered by liquidating a portion of the balances, for the realization of which talooka Libuna was sold, calculated proportionately to the amount of the revised juma: and in four only, have the reprehensible negligence and folly of those entitled to engage, rendered a recourse to farm unavoidable.

† Koraree Surhud, ...	No. 125.
Libuna Khass, ...	No. 137.
Mozufferpoor, ...	No. 149.
Ekhoo Chundreye, ...	No. 82.

In carrying into effect the orders above enumerated, I have given them the most liberal interpretation, and have endeavoured to restore the property claimed, to those whose hereditary occupancy of the soil and proprietary right entitled them to re-entry; and have not allowed to a farmer and a stranger, merely in virtue of his present possession as a malgoozar, the privilege of acquiring rights on such favorable terms

as the hard usage, and oppressive dispossession to which the rightful owners of these estates were subjected, have elicited.

31st. The talooka* of Peydhut, in Moostafubad, and the villages situated in pergunnah Ghirour, having been generally sold on account of the default of the real owners, and restored to their possession as farmers, have alone been again sold at public auction for the benefit of Government; and the price, which has been realized by this process, has more than repaid all the loss sustained by the first purchase, and the annulment thereby of all claims then existing, by the remission of intermediate balances, and by the infliction of the drought and its concomitant distresses. The measure, therefore, may be regarded as one strictly and scrupulously just to the oppressed subjects of a paternal Government, and likewise productive of good financial results; the following comparative statement will shew, in abstract, what has been the cost of these estates, and how it has been repaid.

† *Dr.*

Balance due by Tal Libuna,.....	Rs.	40,247	4	7
Intermediate arrear remitted and out-standing,	„	4,528	0	0½
Total	Rs.	44,775	4	7½
Balance due by Peydhut,.....	Rs.	1,723	11	0
Intermediate arrear remitted and out-standing,	„	4,797	15	0
Total	Rs.	6,521	10	0
Balance due by the villages of pergunnah Ghirour,	Rs.	5,518	4	6
Intermediate arrear out-standing and remitted,	„	5,118	6	4
Total	Rs.	10,636	10	10
Purchase money credited,		0	0	0
Grand Total	Rs.	61,933	9	5½

Cr.

Realized by voluntary payment on condition of restoration of proprietary right,	Rs.	42,369	4	4½
Ditto by auction sale of Tal Peydhut,	„	15,495	0	0

† In this is included the arrear on those villages which formed the 2nd series in my statement, and from it are excluded, by proportionate calculation, the balance supposed to be due from those which have been transferred to Etawah.

‡ The difference between the item and the balance due by Tal Libuna is occasioned by the default of the zemindars of four villages which have been farmed.

Ditto ditto of Ghirour villages,..... Rs. 12,000 0 0

Total Rs. 69,864 4 4½

Difference to credit,..... Rs. 7,930 10 11

32nd. Having, in the first instance, personally examined the soil, and inquired into the resources of the pergunnahs of Ghirour, Kurhul and Sauj, I finally adopted for each the average rates entered here.

PERGUNNAH GHIROUR.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates,	Barah, ...	7	7	6	5	4	4½
	Munjah, ...	5	4	4½	3	13	6
	Burreh, ...	3	12	7½	1	5	1
	Abeeland, ...	3	1	2½	0	0	0
	Lately abandoned, ...	0	0	0	0	14	0¾
Revenue-rates, ...	Barah, ...	4	13	8	3	6	9
	Munjah, ...	3	6	9	2	7	4
	Burreh, ...	2	7	5	0	13	5
	Abeeland, ...	2	0	2	0	0	0
	Lately abandoned, ...	0	0	0	0	9	2

PERGUNNAH KURHUL.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates,	Barah, ...	7	14	6½	5	7	10½
	Munjah, ...	5	7	10½	3	15	3½
	Burreh, ...	3	15	3½	1	12	1½
	Abeeland, ...	3	4	8½	0	0	0
	Lately abandoned, ..	0	0	0	1	5	1
Revenue-rates, ...	Barah, ...	5	3	0	3	9	8
	Munjah, ...	3	9	8	2	9	6½
	Burreh, ...	2	9	6½	1	2	5½
	Abeeland, ...	2	2	7	0	0	0
	Lately abandoned, ...	0	0	0	0	13	9½

PERGUNNAH SAUJ.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah, ...	7	14	6½	5	11	5
	Munjah, ...	5	11	5	3	15	3
	Burreh, ...	3	15	3	1	12	1½
	Abeeland, ...	3	8	9	0	0	0
	Lately abandonde, ..	0	0	0	1	5	1
Revenue-rates,...	Barah, ...	5	4	4¼	3	12	11
	Munjah, ...	3	12	11	2	10	2
	Burreh, ...	2	10	2	1	2	9
	Abeeland, ...	2	3	2	0	0	0
	Lately abandoned, ..	0	0	0	0	14	1

The only observation which these calculations require, is the indication of an error which I committed in the settlement of Ghirour, or rather the formation of average rates. The fertility and natural peculiarities of these three pergunnahs are so very similar, that when I had once determined the rates for one, I had very little difficulty or hesitation in arriving at a conclusion with regard to them for the other two; and in the assumed value of each description of soil, you will find a trifling dissimilarity only. You can hardly, however, fail to observe that the rates with which the "lately abandoned" portion of the area in Kurhul and Sauj has been charged, are greatly in excess of those which have been applied to the same division of land in Ghirour; and on comparing the statements of those pergunnahs, you will be satisfied that the alteration has been attended with much more accurate results than would have ensued had I adhered to my first estimates, and disregarded the lesson which experience taught me. The quantity of "lately abandoned land" exhibited in the survey returns, was, as might be naturally anticipated, the said survey having been conducted during the prevalence of the drought and famine, excessive; and though largely reduced by my attestation of the khusrabs, which was in progress during the succeeding season, still constituted, at the time of settlement, a large proportion of the assessable area. The very inconsiderable amount at which I valued each acre, was manifestly inadequate; for though the most unproductive lands were, of course, first abandoned, yet the certainty of their occupation and redemption, as soon as indemnity for past arrears, and the recurrence of favorable seasons should enable the proprietors to effect it, would immediately render them capable of yielding much higher rates of rent, than those which I, in the first instance, assumed as an average. The assessment accordingly in pergunnah Kurhul, and the rest of the

Huzoor tehsil, will be found to correspond much more closely with the value at revenue-rates than in Ghirour.

32nd. A.—The financial result of these settlements is satisfactory ;

	PERGUNNAH	GHIROUR.	
Proposed juma, ...	Rs.	96,177 0 0	
Present ditto, ...	„	89,221 14 0	

Increase, ...	Rs.	6,955 2 0
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	PERGUNNAH	KURHUL.	
Proposed juma, ...	Rs.	61,285 0 0	
Present ditto, ...	„	66,227 0 0	

Decrease, ...	Rs.	1,942 0 0
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	PERGUNNAH	SAUJ.	
Proposed juma, ...	Rs.	68,241 0 0	
Present ditto, ...	„	59,310 0 0	

Increase, ...	Rs.	8,931 0 0
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Net increase, ...	„	13,944 2 0
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and notwithstanding diligent inquiry, nothing has come to knowledge calculated in the smallest measure to disturb the conviction in my mind that the demand proposed on each is, both generally and particularly, such as the proprietors will be able to discharge with punctuality. All the engagements for each pergunnah were executed in one day, and the only instances in which the proprietors were recusant, are Bhowanypoor, No. , and Shunkerpoor, No. , of pergunnah Sauj: one of these recusant parties subsequently expressed his desire to be admitted ; but the village having been, after the prescribed preliminaries, farmed, I did not think it either admissible, or within my competence, to reverse the transaction.

PERGUNNAH KISHNEE NUBBEEGUNJ.

33rd. The two pergunnahs which, by the arrangements lately recommended and sanctioned, compose this division, have only by their amalgamation, been restored to their original position ; for, in the first instance, it is certain that they constituted only one pergunnah, Nubbeegunj having been subsequently severed for the sake of some private interest, or temporary purpose : in order to keep them distinct, the transfer of so many villages would have been requisite, that it would in the first place have been difficult of accomplishment at all, and if accomplished, would have totally destroyed the integrity of both pergunnahs. The only feasible mode of overcoming these obstacles and objections, was to unite the two under the joint appellation of Kishnee Nubbeegunj ; but in so doing tracts of country differing widely in character have been brought together : and the object of this division of my report will be to notice the distinguishing peculiarities of each in such manner as may enable those to whom it will be submitted, to form a correct judgment regarding the settlements of the estates composing them.

34th. The pergunnah, as now constituted, is bounded on the north by the Kalee Nuddee, on the east by the district of Furruckabad, on the south by pergunnah Lakhna of zillah Etawah, and on the west by pergunnahs Bhoongaon and Sauj ; it is a straggling division of very irregular shape ; but, under the circumstances already stated, this was unavoidable : and as it is limited in extent, and is attached to no separate tehsil-

daree, the central position of which should be an object, I do not conceive that this irregularity of figure will be deemed objectionable, or be productive of inconvenience. Similarly to the Sursoo in pergunnah Shekohabad, the Eesun, in this instance, divides unusual fertility, extensive irrigation, luxuriant cultivation, and agricultural prosperity from their opposites; and immediately suggests itself as the natural boundary of the two divisions, which, in making the settlement of the pergunnahs, it became necessary to form. Speaking generally, the tract of country situated to the south of the stream, and conterminous with pergunnah Lukhna, of zillah Etawah, corresponds with that which is known by the name of pergunnah Sauj, and which has been already described: the soil is argillaceous and productive in a high degree; the per-centage of irrigation is about equal, being 79 per cent., but different in character, being a large proportion of it derived from the Urrind Nuddee, which is, in this part of its course, occasionally applicable to the purpose, and from the extensive jheels that distinguish this low tract of country, this portion of the pergunnah has not suffered from over-assessment; such cases of deterioration, distress and poverty as were found, being attributable rather to the influence of the drought; of injury, from which its natural peculiarities render it singularly susceptible; or to dissensions existing among the coparceners of the particular estate, than to any undue pressure of the Government demand. Generally speaking, all the evidences of agricultural prosperity and personal independence, are observable in the extensive cultivation of the country, and the appearance of the people; revenue has, with few exceptions, been realized with wonderful facility; and little sacrifice on the part Government is required to render the arrangements (now proposed for sanction) stable, and the future prospects of this [which I have denominated the first or southern] division of the pergunnah encouraging.

35th. Whether the productiveness of land or the demand for it, the means of irrigation or the facility of extending them, the condition of the estates comprising it or the power of improving their resources which the proprietors possess, the nature of the assessment or the circumstances of the zemindars be considered, the northern must be allowed to differ widely, in every respect, from the southern division, which has just been disposed of. The soil is visibly of inferior quality, being light unproductive "bhoor," overgrown extensively with "kans;" the jheels, and the ample means of irrigation resulting from the facility of sinking cutcha wells, all at once disappear when the Eesun is crossed; and there is not a greater contrast in these particulars, than there is in the character and appearance of the cultivation, which perceptibly deteriorates both in quality and quantity, and the extent of the agricultural population. With very limited exceptions, all the villages situated to the north of the

stream above mentioned, are small, were originally but thinly inhabited, and have now, by the combined influence of the drought, and the inability of the proprietors to support their cultivators, been nearly depopulated: lands, therefore, never yielding a large amount of rent, are now, owing to the operation of these causes, leased at still greater disadvantage; and those which have been once abandoned, are not quickly re-occupied, because their productive quality and their position, are not such as to hold out strong inducements; the soil is naturally sterile, and markets are situated at some distance.

36th. Although the distinguishing features of these two tracts of country are so clearly marked, that no one travelling over the pergunnah could, by any possibility, omit to observe them; and though, as I have above incidentally mentioned, the Eesun Nuddee has been assumed as the boundary line of the two divisions, yet there are in both exceptions to the general characteristics of each. It will be remembered that in forming the settlement of pergunnah Shekohabad, I classified the villages according to their position in the pergunnah; but in the course of my progress, my eyes were opened to an error which I had committed in the commencement, of arranging them according to locality, and not according to their natural fertility, artificial advantages, and general capabilities: this error led to many variations and anomalies in the application of rates, which might have been avoided by timely precautions, and which, when the necessity of similar classification was again imposed upon me, I determined to avoid accordingly; all those villages, therefore, which, by their position, would have been included in the northern division, and the fertility of which entitled them to rank among those of the southern division, or first class, of the the pergunnah, have been so classed and *vice versa*. In short, the classification, a necessary preliminary to anything resembling accuracy in my calculations, and to which, on that account, I was obliged to submit, has been regulated solely by natural advantages, ascertained rates of rent, and the productive powers of each class, without reference to the locality of the villages eventually comprised in each; and this modification I have found to be attended with much greater correctness of result and facility of comparison, than the method which I pursued in pergunnah Shekohabad. The villages of each class are distinguished in the general statement by Roman numbers, as entered in the margin. *

* Southern division,
or first class, I.
Northern ditto, or
second class, II.

37th. From what I have already stated, you will have learnt that, as far as streams may be supposed to influence agricultural speculations, this pergunnah is highly favored. The three principal streams which are found in the district of Mynpooree, all either touch upon or intersect

the area of Kishnee Nubbeegunj: the Kalee Nuddee is its limit on the north; the Eesun, useful, though inferior to the preceding, is the boundary line of the two divisions which have been formed; and the Urrind Nuddee flows through the northern half of the 1st, or southern division. As the manner in which these nuddees are supposed by me to be beneficial, is detailed in my last report, dated the 5th September 1839, and in the preceding paragraphs of this letter, a recapitulation in this place is uncalled for, and would be tedious. With regard to markets and lines of communication, Kishnee Nubbeegunj is, perhaps, less fortunate than any other pergunnahs in the district; for, neither at Kishnee, nor Nubbeegunj khass, which is situated on the trunk road, is there any demand for produce, the population being almost exclusively agricultural. In Suman, however, there is a small commercial community, which would probably be able to absorb all that is supplied by the villages in its vicinity: and Chubbramow in the conterminous pergunnah of that name, connected by the high road, and the road from Gwalior to Furruckabad, with most of the estates in the northern division, is the most convenient and natural receptacle for their produce.

38th. This is, perhaps, the proper place to mention a circumstance which gives to the statements of this pergunnah a somewhat extraordinary appearance; but no other mode of arranging them, except that which I have adopted, presented itself to my mind. By the proceedings connected with the adjustment of pergunnah boundaries, the villages noted in the margin,* originally forming component parts of Kishnee,

were transferred to pergunnah Bewur: and as the settlement of that pergunnah had been completed and reported previous to the commencement of my operations, it became necessary to determine by what

rates their assessment should be regulated, and in what manner the report of my proceedings relating to them should be submitted. Having personally visited them, and ascertained that they assimilated more closely to the villages of the northern division of this pergunnah than to any other tract; and having satisfied myself that the rates calculated for that division, would apply without any remarkable discrepancy to the villages under consideration, I subjected them to that test, and have bound up the village statements, seeing no other alternative, with the volume of pergunnah Kishnee Nubbeegunj. Before leaving this branch of my subject, I wish to call your attention to two points. On referring to the village statement of Chunnepoor, you will observe that a portion of land belonging to another mehal, Chubbeyleypoor, situated in the district of Furruckabad, is comprised within its boundary, and that it has remained unassessed by me; but the settlement of the pergunnah, in which the said mehal is situated, having been com-

* Chunnepoor.
Mulhamye.
Ramnugger.

pleted and reported, it is natural to infer that it has not been altogether exempted from taxation. I would recommend in this an adherence to the principles which have been already advocated and adopted in other and similar cases, and propose that the land situated as above described, charged with a suitable proportion of the revenue assessed on Chubbeyleypoor, should be transferred to this district as a separate mahal. "The second point is the inclusion within the boundary of 'the pergunnah, as at present constituted, of a village 'Junowra,' belonging to, and settled with the pergunnah Chubbramow; and which, it appears to me, it would be a convenient arrangement to sever from the district of Furruckabad and make over to this zillah likewise. The Resolution of Government, dated 30th Oct., 1837, declares that the extension of the process there directed to be followed, in fixing the limits of pergunnahs under settlement, to others which have been already surveyed and settled, shall be open for future consideration.' The pergunnah of Chubbramow, being in the situation indicated, I did not think it expedient to make any particular reference to this point, when I expressed my concurrence in all the other arrangements suggested by the surveyor; but the question may now be entertained without inconvenience, and the transfer which I propose, accomplished without disturbing the settlement of either of the contiguous pergunnahs."

39th. The proprietary body in this pergunnah is composed, almost exclusively, of thakoor, and the same embarrassment and difficulty in realizing the dues of the State is invariably experienced, as I have described to be the case in Ghirour and Sauj; but in this quarter there is this additional obstacle, that there are few of the zemindars who have not the worst possible character—in short, who are not themselves dacoits or abettors of, and connivers at, the commission of dacoity within the limits of their property: they are indolent cultivators, unskilful in the management of their estates, and singularly irregular and backward in the payment of revenue. The tenure most prevalent is a modification of bhyacharah, which is, in this district, denominated "turf haunt;" it consists merely in the partition of the area into two or more turfs or thokes, which are held in commonalty by two or more different branches of the proprietary community: the sharers in one have no interest in the welfare of the other; and they are, in fact, and essentially, distinct zemindaree holdings, in which shares are represented by fractions of a biswa, and in which the putteedars are entitled to participate in the proceeds of every single field included in the one turf to which they belong.

40th. The average rent-rates, ultimately determined for each division of pergunnah Kishnee Nubbeegunj, and the revenue-rates thence deduced will be found below; there are very few cases of material variation, and you will be disposed to admit, after examining the state-

ments, that such as do exist, have been sufficiently and satisfactorily explained.

Southern division, or first class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah,	7	0	5	5	11	5
	Munjah,	5	4	5	4	6	3½
	Burreh,	4	6	3½	2	3	2
	Abeeland,	3	8	3	0	0	0
	Lately abandoned, ...	0	0	0	1	12	1½
Revenue-rates, ...	Barah,	4	11	0	3	12	11
	Munjah,	3	12	11	2	14	10½
	Burreh,	2	14	10½	1	7	5
	Abeeland,	2	5	6	0	0	0
	Lately abandoned, ...	0	0	0	1	2	10

Northern division, or second class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah,	5	14	11	3	15	3
	Munjah,	4	5	3½	3	1	2½
	Burreh,	3	1	2½	1	1	7
	Abeeland,	2	10	2	0	0	0
	Lately abandoned, ...	0	0	0	0	14	1
Revenue-rates, ...	Barah,	3	12	7½	2	8	5
	Munjah,	2	12	11	1	15	5½
	Burreh,	1	15	5½	0	11	3
	Abeeland,	1	10	11½	0	0	0
	Lately abandoned, ...	0	0	0	0	9	0

41st. In a financial point of view the result of my revision is favorable; after considering with attention the past history of this pergunnah, generally and particularly; after personally visiting every village comprised in it, and viewing myself the fertility of one, and the nakedness of the other tract; and after giving proper weight to the character

Proposed juma, Rs. 71,466 0 0

Former ditto, Rs. 71,042 0 0

Increase, Rs. 424 0 0

of the proprietary body, and its influence on the balance sheet, I arrived at the conclusion that the present demand might remain nearly unaltered, without injury to its future welfare, or injustice to Government: the reductions, which the nature and condition of the villages, in the northern division, rendered

it advisable to concede in that quarter, being counterbalanced by the increase, which the unusual fertility and low rate of assessment in many estates, included in the southern quarter of the pergunnah, made available and justifiable. Such has been, with a very small discrepancy, the issue of my proceedings; and I am able to congratulate myself on the acceptance of all my proposed assessments, without murmur or objections in the course of a few hours. No case of recusancy occurred in this pergunnah.

PERGUNNAH BHOONGAON.

42nd. I have successively reported on so many pergunnahs, and the same subjects requiring consideration and explanation have recurred so frequently, that tedious as the generality of official documents usually are, this letter is, I fear, destined to excel in these particular points: my only resource is to confine my observations within as narrow limits as possible, and to declare my readiness to supply any further information, which the desire above indicated may induce me to omit, and which may hereafter be considered requisite to the formation of a correct judgment, regarding the settlements which I now submit for examination and ultimate confirmation. In the pergunnah of Bhoongaon, as now constituted, are comprised nearly all those villages which composed talooka Munchunna; but, as its extent, the peculiar circumstances by which its past history is distinguished, and the arrangements which have been now made, entitle it to detailed report and consideration, I propose to devote a separate division of my report exclusively to the subject: in the mean time I may be allowed to state, that, though intermingled to a certain extent, the villages hitherto attached to the talooka, are the most productive, generally speaking, of those which the boundaries of the pergunnah enclose.

43rd. Bhoongaon embraces an enormous tract of country, extending absolutely from the north-eastern extremity of this district to the southern boundary of pergunnah Kishnee Nubbeegunj, and divided only by a strip of about three miles broad from zillah Etawah. It is bounded on the north-west by pergunnah Karaolee, on the north and north-east by the district of Furruckabad, on the east by pergunnahs Bewur and Kishnee Nubbeegunj, and on the south and west by the pergunnahs of Kishnee Nubbeegunj and Sauj. In so extensive a tract, comprising villages transferred from other and more fertile pergunnahs, every description of soil and of crop, every variety of tenure, and every degree of agricultural condition and prosperity will be found; and it is only by very general description, that any idea of its character and capabilities can be conveyed: for particular details, of course, in every case, but in this more especially, reference must be made to the miscellaneous remarks appended to the village statements, which have, for the reasons above

hinted, been in this instance, written with care and at greater length than I should otherwise have considered requisite.

The soil is for the most part light, sandy and naturally sterile, the means of irrigation* are positively limited, and the larger portion of the pergunnah is possessed by kaiths, (whose origin will be hereafter explained); and who, however apt in matters relating to their personal interest in other respects, and however acute as men of business, are singularly unskilful agriculturists, and possess neither the means nor the knowledge which the improvement of landed property and the extension of its resources require. To this prevalent unproductiveness, however, there are some pleasing exceptions, scattered and far removed from each other, but similar in the rates of rent which are levied on the same divisions of the area, and corresponding in all those particulars which influence the imposition of assessment.

44th. The estates alluded to are principally those which have been transferred to Bhoongaon from other pergunnahs; and they are so manifestly and immeasurably superior to the average of the division, that, as in Kishnee Nubbeegunj, the formation of separate rates for them, and for the remaining villages of the pergunnah, became an absolute necessity, if adherence to their value in assessment, and the absence of repeated efforts to account for variations, which could not possibly be reconciled except by reference to material causes, be desirable objects. This classification has been formed solely on grounds sanctioned by the authority of the Sudder Board, on the ascertainment of the rates of rent namely, and productive powers of each class, without regard to their locality. To exemplify the reasonableness of this division, I may be allowed to observe that it would be literally absurd to subject such villages as Adhoopoor, or Sewaee, or Danchowrah to rates, which Pinduree and Aong and Sukrah would bear with facility; and an equally absurd process would it be, on the other hand, to be guided in the assessment of the latter by calculations applicable only to villages similar in character to the former. The component estates of each class are designated in the general statement by Roman numbers as per margin. *

* First Class, I.
Second Class, II.

45th. Having already explained the advantages which the vicinity of streams generally, and of the Kalee Nuddee, the Eesun, and the Urrind particularly, appears to me to confer, I am absolved from the necessity of doing more in this place, than mentioning that they all three either touch on, or intersect, the pergunnah of Bhoongaon in different quarters, and that the villages approximate to them are marked by the same peculiarities as distinguish those of other pergunnahs similarly situated, and as are described in the 24th paragraph of this report. The lands border-

ing on the Kalee Nuddee, and irrigated from it, are invariably found to be the most profitable and productive portion of those estates, which are contiguous to it, both in this pergunnah and the pergunnah of Aleepoor Puttee; and its proximity is the only circumstance which gives to them any title to superiority, for such portion of the area as is removed from its influence, is unexceptionably sandy and comparatively worthless.

46th. In the town of Bhoongaon is located a considerable population, composed, in a great measure, of kaiths, whose means of livelihood are various, and of persons engaged in small commercial transactions. It was, in the time of the native governments, the residence of the amil, and a place of some note; and for some time subsequent to the cession, the seat of a tehsildaree; but now no other evidence of its pristine importance exists, except a few brick built houses, and numerous grants of rent-free land, emanating chiefly from the amil, and utterly untenable according to the Regulations of the British Government. The markets which are held here, and in the town of Mynpooree, are easily accessible from all quarters of the pergunnah, being connected by much frequented and passable thoroughfares with most quarters of it; and the demand for agricultural produce is sufficient to absorb all that the division can supply, or, at any rate, all that the proprietors would be willing to dispose of. But though sufficient for the purpose indicated, neither Bhoongaon nor Mynpooree, can boast of any manufactures, or of extended trade in any one article: the great staples of the country, such as sugar, indigo and cotton, are not generally cultivated in this division; and if there be commercial transactions in any thing, it is the import of iron from Gwalior: but I am wandering from my subject, which is, or ought to be, strictly agricultural, and I beg to be excused for the short digression.

47th. The proprietary body in pergunnah Bhoongaon, is composed chiefly of kaiths, who are, with few exceptions, descended from one and the same stock, the hereditary chowdhrees, namely, of qusbah Bhoongaon. Their official position, knowledge and influence under the native government, and on the first accession of the British rule, have enabled them to acquire extensive property; which, in the generality of cases, they still hold, and to which, however untenable their claims might have been originally, they have, by long continued and uninterrupted possession, acquired a prescriptive proprietary title, which no Court can at this distance of time nullify. Some estates, it has been clearly ascertained, were wrested in times gone by, from the hands of the real hereditary and occupant communities, transferred to some member or branch of the usurping family, and recorded as his inheritance in the pergunnah records compiled by the canoongoes. To these cases, with a view of reconciling law and justice, I have applied the principle sanctioned for extensive talookas, in which traces of subordinate proprietary communities may be

found; and while I have recognised those hitherto denominated proprietors as sudder malgoozars, I have made a sub-settlement with the occupant proprietary fraternity, including in the amount of their liabilities an addition of about 15 per cent. on the estimated rental, to be paid to the sudder malgoozars as huq talookdaree. They have been allowed to select their own managers, vested with full authority in the cultivation of the villages and management of details, and have been made responsible for the due payment of putwarees' and chowkeedars' wages, and all customary expenses; the sudder malgoozar has been debarred from interference of every description, his interest in the property being confined to the receipt of the stipulated amount annually from the heads of the community. This recognition of the subordinate rights and responsibilities

appears to me to be strictly in accordance with the enactment* quoted marginally, and to be a measure of tardy, long withheld justice towards a poor

and oppressed people.

48th. After making the requisite preliminary inquiries, and visiting every quarter, not to say every village, of the pergunnah, I determined on the following average-rates for each division; and am satisfied that there are, comparatively, very few villages, indeed, to which they do not apply with propriety, and in which the result of their application does not correspond intimately with the actual realizable rental. In the very limited number of instances where facilities for ascertaining the real

value of an estate presented themselves, I have found my rates unexceptionably accurate, and for proof of this assertion I beg leave to refer to the village statements noted in the margin.*

* Pinduree, No.
Sukra, No.

Southern division, or first class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah,	7	4	0	5	4	$4\frac{1}{4}$
	Munjah,	5	4	4	3	15	3
	Burroh,	3	15	3	1	10	$4\frac{1}{4}$
	Abeeland,	2	15	$5\frac{1}{2}$	0	0	0
	Lately abandoned,	0	0	0	1	5	1
Revenue-rates, ...	Barah,	4	13	$5\frac{1}{2}$	3	8	4
	Munjah,	3	8	4	2	10	3
	Burroh,	2	10	3	1	1	7
	Abeeland,	1	15	$8\frac{1}{2}$	0	0	0
	Lately abandoned,	0	0	0	0	14	1

Northern Division, or second class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah,	6	4	2	3	15	3
	Munjah,	4	9	10	2	10	2
	Burreh,	3	4	9	0	15	10
	Abeeland,	2	11	11	0	0	0
	Lately abandoned,	0	0	0	0	14	1
Revenue-rates, ...	Barah,	4	1	1	2	9	2
	Munjah,	2	15	11	1	11	4½
	Burreh,	2	2	3	0	10	3
	Abeeland,	1	12	6½	0	0	0
	Lately abandoned,	0	0	0	0	9	1½

49th. Notwithstanding the reduction which is sufficiently apparent in reference to the marginal* entry, I may, I think, rest satisfied with the

* Present juma,	Rs.	99,714
Proposed ditto,	Rs.	96,073
Decrease, .. Rupees,		3,641

financial result of this settlement; for the sacrifice is, after all, small and much more inconsiderable than any examination of accounts and past records of office had led me to expect: the assessment was in fact remarkably unequal; and the deficit occasioned by reductions being nearly counterbalanced by augmentations, which circumstances rendered available in other quarters; a small net decrease only has resulted, and equal burthens have, to the best of my ability and judgment, been imposed upon all. No case of recusancy occurred; and the engagements for the whole pergunnah were executed in little more than the usual office hours of one day.

PERGUNNAH ALEEPOOR PUTTEE

50th. Has been so much reduced in extent, and in the amount of revenue for which it is liable, by the transfer of numerous villages belonging to it to other pergunnahs, that a paragraph or two will embrace every remark that I wish to record connected with it. A glance at the professional map of pergunnah Bhoongaon will shew that Aleepoor Puttee, as now constituted, would be more correctly described as a portion of that pergunnah, than as a distinct division of the Huzoor tehsil; and I am disposed to be of opinion that the denomination might be abolished with advantage, and the estates composing it incorporated with pergunnah Bhoongaon. A reference to the 3d paragraph of the Resolution of Government, dated 30th October, 1837, and the propriety therein inculcated of abstaining from the introduction of unnecessary charges in the old established divisions of the country, deterred me from recommen-

ding, in the first instance, the abolition of Aleepoor Puttee as a separate pergunnah : but its integrity has been already utterly destroyed by the alterations which have been made and sanctioned ; and except the “disarrangement and confusion in public records and accounts,” which might possibly result, I apprehend no other inconvenience from its absorption and amalgamation with pergunnah Bhoongaon.

51st. In the pergunnah as it at present exists, there are few estates of good character, and few which have not been either mortgaged, sold or transferred. The existence of an indigo factory at Aleekheyrah, the imprudence with which zemindars are apt to incur obligations without sufficiently calculating their ability to require them, and the advantages which possession of landed property and the uncontrolled command of the best soils for the production of indigo plant confer, have undoubtedly, in a great measure, occasioned these alienations ; but the heaviness of the Government demand has, it is equally certain, in other instances, been instrumental in obliging proprietors to resort to mortgage, or temporary relinquishment of possession, with the object of discharging their liabilities to the State, and at the same time saving their villages from irretrievable sale. The Kalee Nuddee bounds pergunnah Aleepoor Puttee on the north, the villages of Bhoongaon being conterminous with it in every other direction, and it is the sole peculiarity for which it is remarkable. I have, however, on a former occasion, explained the influence of this stream on the agricultural condition of those estates which are approximate to it, and abstain therefore from further remark, which can only be a recapitulation of what has been already stated.

52nd. With the exception of those lands which border on the Kalee Nuddee, and the area of three estates noted in the margin,* the

* Chachhah, ...	No. 7	soil, though superior to that of the second divisions
Julalpoor, ...	No. 20	of pergunnahs Bhoongaon and Kishnee Nubbee-
Manickpoor, ...	No. 25	gunj, is somewhat similar to it, being light, sandy

and shifting. Irrigation is comparatively limited ; and the means of extending it greatly, without much more capital than the generality of the zemindars possess, do not exist ; for the substratum commonly found is not sufficiently firm, nor the soil sufficiently tenacious to admit of the general construction of cutcha wells. In villages attached to the factory at Aleekheyrah, indigo is grown in considerable quantity, certainly ; but if that be excepted, the proportion of land occupied by crops of inferior description is large, and there is no probability of much or speedy improvement in this particular. All agricultural produce finds a profitable and convenient market at Bhoongaon or Mynpooree, neither of which is far distant.

53rd. I visited every village in this pergunnah, and was induced, on consideration of the numerous changes of property and possession

which have occurred, and the difficulty which, previous to Mr. Birch's admission, was experienced in realizing the assessed revenue from the majority of them, to allow a small net reduction on the total demand. Below are noted the average rent-rates which were adopted, with revenue-rates deduced from them, and in the margin* is exhibited the financial result of my revision.

	Soil.	Irrigated.	Unirrigated.
Rent-rates,	Barah, ...	7 0 6	3 8 3
	Munjah, ...	5 4 4	2 10 2
	Burreh, ...	3 10 0	1 5 1
	Abeeland, ...	3 15 3	0 0 0
	Lately abandoned, ...	0 0 0	0 10 6½
Revenue-rates, ...	Barah, ...	4 9 4	2 4 8½
	Munjah, ...	3 7 0½	1 11 5½
	Burreh, ...	2 5 10	0 13 8
	Abeeland, ...	2 9 3	0 0 0
	Lately abandoned, ...	0 0 0	0 6 10½

TALOOKA MUNCHUNNAH.

54th. In the course of my report on the settlement of pergunnah Bhoongaon, I stated that it was my intention to devote a separate division of this letter to the consideration of all points connected with this talooka, and I now proceed to redeem my pledge. I have, however, in a

special* report, prepared and submitted at your desire, anticipated most of those circumstances and particulars which would otherwise have formed subjects of special notice and observation, and now little more is required than to mention succinctly the result of my operations, conducted on the principles introduced by the Board, and sanctioned by the authority of Government.

55th. With few exceptions, which will be hereafter enumerated, all the estates composing this extensive talooka are comprised within the boundaries of pergunnah Bhoongaon; but it is an extraordinary fact, indicative perhaps, in some degree, of the motives which led to their selection, that nearly all are situated on the borders of the pergunnah contiguous to fertile, rich and well irrigated tracts of country, and having much closer affinity to them than the division in which the talooka is nominally included. I have already alluded to the superiority of these estates incidentally; and I may now in continuation add, that if a few villages in the neighbourhood of Kosmurah and Mynpooree be ex-

cluded from consideration, the soil may be regarded as productive, the sources of irrigation numerous and unexceptionable, and the talooka as favourably circumstanced with regard to agricultural population, lines of communication, markets and streams, as most pergunnahs within the limits of this district. There is no doubt that the assessment has been hitherto very inadequate, and that the profits yielded by the talooka would, under efficient management, nearly equal the demand of Government upon it; but such has been hitherto the reprehensible neglect and disregard of subordinate interests, which has distinguished the administration of the present possessor, that I doubt much whether the full available assets, which might be expected to result from extended cultivation and a regular system, have ever once been realized.

56th. Talooka Munchunnah has, as you are aware, been held in hereditary succession by the Rajahs of Mynpooree, since the accession of the British Government to the supremacy of these provinces, and has received occasional augmentation by the addition of villages and estates previously possessed by other communities or talookdars. The family is one of respectability, of some antiquity in the Dooab, invariably distinguished for its loyalty to the British rule, and for the assistance which it rendered to its subjects during the depredations of the Mahratta war, and the unsettled state and doubtful allegiance of the country in those times: these circumstances entitle the descendants of the family, now that it is dependant on those whom it formerly aided, to consideration and indulgence. Its present representative is, I grieve to say, but little removed from absolute imbecility; is, at any rate, totally incompetent to manage landed property, so extensive as that which he has hitherto possessed, with any degree of efficiency; and is surrounded by agents of the worst character, who do not allow the interests of their principal to interfere with their private objects—who, in his name, have been guilty of various flagrant acts of oppression—and who, in the desire to benefit themselves, or with some purpose equally reprehensible, have, in some instances, utterly disregarded the acknowledged rights, and disturbed the hereditary possession, of subordinate village communities.

57th. The extent of injustice which has been committed in this manner, it is not possible exactly to define; but in examining the past records of the talooka, with the view of reporting specially on the nature of the Rajah's tenure and supposed right, numberless complaints of undue exaction, unjustifiable ejectment, and general oppression were found: and some cases [in the talooka of Chitain particularly], in which the Collector was compelled to limit the rapacity of the Rajah's agents by granting puttahs under his hand and seal, were likewise brought to light. I may add that the information verbally communicated by nearly all in subjection to the family, with whom I had opportunities of intercourse,

so far from dissipating the first impressions which the above records were calculated to convey, only tended, strongly and directly, to confirm them. The object, however, to which the remarks concluding the preceding paragraph were more particularly directed, is the dispossession of subordinate putteedars from their lands and their gardens, and the mortgage of their rights, without the permission even, much less the concurrence, of those immediately interested. In the villages of Kuchowra, No. 78, in Pooseynah, No. 121, in Noonaree, No. 105, and in others which I could enumerate, this inexcusable interference with private rights has been practised; and the sufferers, either seeing no prospect of relief, or fearing the consequences of appeal to the Collector, never opened their lips in complaint, until the preparation of the khewuts, and the free communication, which is a necessary preliminary to it, afforded them an opportunity which they were wise enough to improve. Not considering such flagrant acts of injustice as binding upon me, I have in every case reinstated the ejected putteedars, where it has been clearly established that they were not a party to the transaction, and referred the mortgagees or transferees to the Civil court for redress.

58th. In the letter above alluded to I have recorded my deliberate opinion of the Rajah's title, and have stated that in going over the talooka, and directing my inquiries particularly to that point, I met with few estates, comparatively, in which proprietary communities, or remnants of them, were not in existence, and regarding whose hereditary right and occupancy the shadow of a doubt could not be entertained. Their possession is, of course, ascertained to have been variable, regulated rather by the will and pleasure of the talookdar's agents, than any regard to right or justice: but whether as under tenants, or mere hereditary residents, they have always enjoyed privileges and immunities which are incompatible with a total absence of all right, or which, in other words, I received as conclusive evidence of its existence. The soil they have, in all cases, and under all circumstances, occupied at fixed rates, lower considerably than those levied from tenants at will for lands of similar character; and have generally received an annual gratuity, either in money, or in the exemption of a portion of land from taxation, as an acknowledgment of their title, or remuneration for their services in superintending the cultivation of their respective villages and the details of management: where rights of this nature have been satisfactorily established, the claim of those possessing them to a sub-settlement has been universally admitted.

59th. Of the principle on which this system of sub-settlement is founded, it does not behove me to offer an opinion; it will be sufficient if I state, that the instructions conveyed in the Sudder Board's letter No. 146, dated 28th April, 1840, on the subject, have been fully carried

out in the settlement of Munchunnah; that from a rental assumed at average rent-rates, fairly calculated, a deduction of 40 per cent. has been allowed; that in villages on which my calculations appeared to press too heavily, I unhesitatingly rejected them; and that of the deduction made from the estimated rental, 18 per cent. has been assigned to the Rajah, and 22 per cent. to the moquddum biswadars. Records of shares and responsibilities, according to the constitution of each village, have been carefully prepared; the communities have been vested with unlimited control in the cultivation and details of management, and made liable for putwarees' and chowkedars' wages, and all incidental expenses; and the talookdar has been debarred from interference of every description, his interest being limited to the receipt of the stipulated amount annually from the Government treasury. As specific instructions will be probably required on this point, before the Collector can carry the proposed arrangement into effect, I had better state at once, in the first place, that the Rajah has not been recorded as sudder malgoozar of any other estates except those which have been settled with him as zemindar; it appeared to me that no good object could be possibly answered by making him the medium of collection, and that much inconvenience and injustice would result from his retaining in his hands the power of injuring and oppressing the subordinate communities, as has been his practice hitherto. In this I, of course, chiefly consulted the wishes and interests of the people, whom I found singularly averse to the talookdar's mediation, indeed to any connection with him, and who, I am inclined to be of opinion, would, had the point been insisted on, have declined entering into engagements altogether. The second point which I would wish to have immediately and finally adjusted, is the manner in which the Rajah shall receive the allowance that has been assigned to him, having witnessed in another district the endless and innumerable objections to paying a per-centage on the actual amount of collections. I beg leave to recommend that the Collector be authorized to pay to the talookdar, direct from his treasury, in four equal instalments, the allowance above alluded to, without reference to the proportion which may have been realized from the representatives of the village communities: these instalments might be so regulated as to ensure the collection of the current kists before they become due; and I would recommend the adoption of the following:—

- 1st instalment of $\frac{1}{4}$ payable on 31st December.
- 2nd ditto, of $\frac{1}{4}$ payable on 31st March.
- 3rd ditto, of $\frac{1}{4}$ payable on 30th June.
- 4th ditto, of $\frac{1}{4}$ payable on 30th September.

I do not apprehend that any loss to Government would result from the adoption of the measure which I propose, for it requires a very uncommon combination of circumstances to form a position in which the Government should be unable to realize its dues.

60th. Authority to discharge these obligations implies, of course, a power to credit, in liquidation of the Rajah's liabilities, such huq talook-daree as he can, under the present arrangement, claim; and the one is so nearly counterbalanced by the other, that the revenue for which the talookdar has become individually responsible, may be regarded as secure.

61st. The preceeding paragraphs embrace, I believe, all points connected with the settlement of talooka Munchunnah, on which my opinion or suggestions will be required; and I may, without further delay, proceed to the subject of assessment, and the conclusion of my report. The average rent-rates finally adopted for the whole talooka are enumerated below.

Southern division, or first class.

	Soil.	Irrigated.			Unirrigated.		
Rent-rates, ...	Barah, ...	8	5	7	5	4	4
	Munjah, ...	6	9	5½	3	15	3
	Burreh, ...	3	15	3	1	10	4
	Abeeland, ...	3	1	2½	0	0	0
	Lately abandoned, ..	0	0	0	1	5	1
Revenue-rates, ...	Barah, ...	5	10	2	3	2	10
	Munjah, ...	3	5	3½	2	5	11
	Burreh, ...	2	15	11	0	15	9½
	Abeeland, ...	1	13	6	0	0	0
	Lately abandoned, ...	0	0	0	0	12	7

In comparing these with rent-rates calculated for other pergunnahs, superior in fertility to the talooka under consideration, you will at once be struck by the excess of that which has been applied to those divisions of the area which are denominated barah and munjah; but as the origin of the discrepancy will not so immediately suggest itself, I may be allowed to explain it. That portion of the area which is designated "barah," averages in other pergunnahs from 7 to 9½ per cent., and "munjah" from 9 to 14 per cent; whereas in this talooka, the surveyor's return gives 4½ and 6 per cent. as the average of those divisions, respectively. The object of these calculations is to arrive at a tolerably correct estimate of the rents paid by the land itself, and not by classes, arbitrarily and incorrectly designated by the survey departments; and the per-centage of them, it is obvious, must always intimately affect them.

62nd. The result of the settlement, both in a financial point of view,

Paid juma, Rs. ... 1,14,861 0 0

Past juma, Rs. ... 1,02,277 0 0

Increase, Rs. 12,584 0 0

and in other respects, is satisfactory; the past and proposed juma with the difference are noted in the margin,* and in the annexed table an abstract of my arrange-

ments will be found.

NAME OF PERGUNNAH.	NAME OF TALOOKA OR MOUZA.	NO. OF VILLAGES.	WITH WHOM SETTLED.	GOVERNMENT JUMA.	HUQ TALOOK-DAREE.	ROAD FUND.	TOTAL.
Bhoongaon, ..	Munchunnah,	100	Moquddum biswadars.	86,455 0 0	25,989 0 0	863 0 0	1,13,307 0 0
Ditto, ...	Ditto, ...	5	With the zemindar.	3,568 0 0	0 0 0	35 12 0	3,603 12 0
Ditto, ...	Ditto, ...	43	With Rajah as zemindar.	24,838 0 0	0 0 0	247 12 0	25,085 10 0
Sauj, ...	Dhurmungud-poor, ...	1	With Rajah as zemindar.	2,650 0 0	0 0 0	26 8 0	2,676 8 0
Ditto, ...	.. Surowleea, ...	1	With moquddum biswadars.	338 0 0	98 0 0	3 8 0	439 8 0
Kishnee Nab-beegunj ...	Ghoolureea-poor, ...	1	Do. Do.	869 0 0	252 0 0	8 12 0	1,129 12 0
Ditto, ...	Nuglahi of Talchgaon, ...	20	With moquddum.	4,415 0 0	1,286 0 0	43 12 0	5,744 12 0
Ditto, ...	Ditto, ...	1	Kham tehsil.	330 0 0	0 0 0	3 4 0	333 4 0
Ditto, ...	Scygaon, ...	7	With Rajah.	2,028 0 0	0 0 0	20 8 0	2,048 8 8
Grand total, ...		189	.....	1,25,491 0 0	27,625 0 0	1,252 12 0	1,54,368 12 0

Above are exhibited all those estates which were comprised in talooka Munchunnah, and in which the Rajah still retains an interest; they have been brought together with the object solely of shewing the Rajah's future position, and comparing the amount of his liabilities to Government with the portion of proprietary profit which has been assigned, and with a view of estimating his future income. The juma of those estates of which he has been recorded proprietor, is rupees 29,516; the allowance which it is proposed to assign to him, is rupees 27,625; the one being very nearly equivalent to the other, no apprehensions, I conceive, need be entertained regarding the security of this portion of the

* Estimated rental villages settled with the	
Rajah,	Rs. 45,409 0 0
Deduct juma,	" 29,516 0 0
	" 15,893 0 0
Deduct expenses of management at 10 years in juma,	" 2,950 0 0
Net income,	" 12,943 0 0
Add huq talookdaree,	" 27,625 0 0
Total estimated income,	Rs. 40,568 0 0

Government revenue. A rough estimate of his probable income is inserted in the margin;* and if the uncertainty and variable-ness of his present receipt, and the loss occasioned by mismanagement, mal-appropriation of his subordinate agents, and of the hungry dependants who surround him be considered, it will be allowed that the Rajah's position has not been unfavorably affected by these arrangements. At the same time, no one will be disposed to deny that the situation of the

village occupants has been greatly ameliorated: they have been secured in the possession of rights which they have always claimed; protected from the oppression and arbitrary exaction to which they have been hitherto subject; and may rest assured that both their possession will be scrupulously upheld, and their rights continue to be acknowledged and respected, as long as they faithfully fulfil the engagement which they have executed.

63rd. I cannot dismiss the subject of this settlement without alluding to two circumstances; one of which has materially augmented the difficulty of the duty confided to me, and both of which tend to increase my anxiety regarding the result of it. In the settlement of this district generally, there are few circumstances to which I have paid greater attention, or from which I have derived more material assistance, than the past fiscal history of any village under consideration, and the satisfactory evidence which records afforded of the effects occasioned by past assessments. In this talooka, it is obvious that no such aid in the distribution of the proposed juma was available: and though I have personally visited almost every estate, and spared no efforts to collect such information as I considered requisite, I may well be excused for some degree of diffidence as regards the result: it is not only possible, but exceedingly probable, that future experience may elicit errors in some of my estimates, and I should be only surprised if such were not the case. Another point which creates a doubt in my mind regarding the future prosperity of this talooka, is the imposition on the village communities of huq talookdare; the assessments have been fixed with constant reference to this necessity: but still cases may, and very probably will, arise, in which difficulty will be found in the discharge of their obligations by the village occupants, inexperienced and improvident as many of them doubtless are. In other respects, the proposed arrangements cannot but have a favorable influence on the agricultural prosperity of the talooka; the direct interests which the moquddum biswadars now possess, and which has been hitherto wanting, being a sufficient incentive and encouragement to extend the cultivation, and improve the resources of those estates which they hold.

64th. A trifling modification has been introduced in the preparation of the village statements of talooka Munchunnah, and generally of all estates which have been sub-settled with proprietary communities, consisting merely in the insertion of the Government juma in the No. III statement, and of the moquddum juma in the English records of shares and responsibilities which faces it. Whether this is authorized by former practice elsewhere, I have no means of ascertaining, but it appears to me that it cannot be productive of inconvenience: and in villages where land and juma are divided, no other possible mode of ex-

hibiting subordinate responsibilities suggested itself. In the general statements, of course, the Government juma has been entered.

65th. In submitting my final report on the operations which have been in progress under my superintendence, during the last two years, I cannot divest my mind of all anxiety, or feel altogether uninterested, in the success of my arrangements. There are few villages in the whole district [pergunnahs Sonhar and Bewur of course excepted] which I have not personally visited; there are none with the resources and character, tenure and proprietary, of which my inquiries have not made me intimately acquainted; and I may honestly affirm, that all my efforts have been constantly directed to the object of fixing equitable and moderate assessments, which shall, after the discharge of all their liabilities, leave to the proprietors a fair surplus as profit, promote the growth of public prosperity, and ensure to Government a full territorial revenue. Whether these objects have been attained, future experience and time alone can shew: and without entering into further needless speculation, I submit my reports, and the arrangements which they detail, to the indulgent consideration of the Board and Government.

66th. I may be allowed to add, that the records of shares and liabilities have been drawn up with all the attention, care and perspicuity which their importance demands; and that while I attach the greatest weight to a strict observance of the conditions and mode of management which have been unanimously recorded, as a means of ensuring future prosperity; I cannot too strongly deprecate a disregard of them, as the surest way of destroying the confidence with which the people are disposed to refer to them, and totally annihilating the obligatory nature of the document with which I have endeavored to impress them.

MYNPOOREE SETTLEMENT
OFFICE,
The 16th November, 1840.

I have the honor to be, &c.,
G. F. EDMONSTONE,
Settlement Officer.

Name of Pergunnah and No. of Mehals.	Total area in acres.	Barren.	Lakhiraj.	Cultivated.
Aleepoor Puttee, 22 mehals, ...	19,499	4,821	102	9,434
Kishnee Nubbeegunj, 42 mehals,	68,351	31,286	224	26,239
Bhoongaon, 101 mehals,	1,05,076	42,813	386	41,148
Ghirour, 56 mehals,	94,845	49,343	294	36,838
Kurhal, 55 mehals,	53,049	25,806	230	21,534
Shekohabad, 177 mehals,	1,62,703	48,373	1,211	1,02,726
Mustuffabad, 185 mehals,	1,98,419	74,529	1,350	1,11,778
Talooka Munchunnah, 150 mehals,	1,29,993	57,018	613	53,675
Sauj, 42 mehals,	71,436	38,962	137	24,985
Koraolee, 80 mehals,	48,467	17,290	231	17,800
Talooka Etah, 139 mehals,	74,647	34,027	429	34,676
Sukeet, 130 mehals,	84,356	35,140	458	37,503
Sirpoorah, 96 mehals,	58,005	8,057	319	23,260
Suhawur, 85 mehals,	48,596	2,371	484	30,162
Kursana, 38 mehals,	18,688	588	213	12,264
Sonhar, 32 mehals,	20,882	3,055	71	10,985
Bewur, 33 mehals,	23,911	4,273	340	15,346
	12,80,923	4,77,752	7,092	6,13,403

Settlement Officer.

Mynpooree Settlement Office, the 16th November, 1840.

SUDDER BOARD OF REVENUE,
Allahabad, the 3rd September, 1841.

STATEMENT of Income

PERGUNNAHS.	Average juma of past 5 years.			Mouza.	
				No. of Mouzahs.	
Pergunnah Sauj,	59,310	9	0	19	23,
„ Kishnee Nubbeegunj,	71,042	0	0	28	47,
Talooka Munchunnah, ...	1,02,277	0	0	8	78,
Pergunnah Mustuffabad, ...	2,63,396	0	0	50	1,07,
„ Kursana,	16,265	5	8 $\frac{1}{2}$	11	5,
„ Suhawur,	49,887	0	0	23	32,
„ Shekohabad,	2,47,278	7	4 $\frac{3}{4}$	103	1,69,
„ Aleepoor Puttee,	20,885	5	0	17	13,
Talooka Etah,	65,586	0	0	36	46,
Pergunnah Koraolee,	32,676	0	0	18	21,
„ Sukeet,	72,241	0	0	34	38,
„ Sirpoorah,	44,153	3	2 $\frac{1}{2}$	51	29,
„ Ghirour,	89,221	14	0	27	51,
„ Kurhul,	66,227	0	0	41	52,
„ Bhoongaon,	99,714	0	0	63	62,
	13,00,160	3	3 $\frac{1}{4}$	529	7,77,
„ Sonhar,	15,209	0	0	3	2,
„ Bewur,	17,693	0	0	9	9,
	13,33,062	3	3 $\frac{1}{4}$	541	7,9,

*Sudder Board of Revenue, N. W. P.
Allahabad.
The 3rd September, 1841.*

Abstract exhibiting the Financial results of the operations of the past season, 1839-40.

Name of pergunnah.	Present juma.	Proposed juma.	Increase.	Decrease.	Difference.
Moostafabad,	2,63,396 0 0	2,84,148 0 0	20,752 0 0		
Shekohabad,	2,47,328 7 $4\frac{3}{4}$	2,40,595 0 0		6,733 7 $4\frac{3}{4}$	
Ghirour,	89,221 14 0	96,177 0 0	6,955 2 0		
Kurhul,	66,227 0 0	64,285 0 0		1,942 0 0	
Kishnee Nubbeegunj,	71,042 0 0	71,466 0 0	424 0 0		
Sauj,	59,310 0 0	68,241 0 0	8,931 0 0		
Aleepoor Puttee,	20,885 5 0	19,798 0 0		1,087 5 0	
Bhoongaon,	99,714 0 0	96,073 0 0		3,641 0 0	
Tal : Munchunnah,	1,02,27 0 0	1,14,861 0 0	12,584 0 0		
TOTAL,	10,18,701 10 $4\frac{3}{4}$	10,55,644 0 0	49,646 2 0	13,403 12 $4\frac{3}{4}$	36,242 5 $7\frac{1}{4}$

G. F. EDMONSTONE,

Mynpooree Settlement Office, the 16th November, 1840.

Settlement Officer.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF AGRA.

CONTENTS.

PAGE. PARA.

177	1.	Extent of settlement work finished and reported.
"	2.	Character of the Revenue survey.
178	3.	Reasons for proceeding with the settlement operations.
179	4.	2nd settlement of 1216-8 may be used as a basis of general calculations for revision for the right bank of the Jumna.
180	5.	Settlement 1223-7 Fuslee on the left bank of the Jumna.
"	6.	Character of remaining settlements.
181	7.	Mr. Collector Boddam's Regulation VII settlements.
"	8.	State of the present agricultural resource of the district, as compared with the actual rent assets in 1216 Fuslee for the western pergunnahs, and 1222 F. for the eastern.
182	9.	Practical result of views in respect to existing zillah juma.
"	10.	Preparation of tabular form of statistical data for commencement of revision of settlement.
183	11.	System of rent assets and deduced revenue rates.
185	12.	Forming of pergunnahs into chuqs, and application of the average acre rate of the old juma, to shew the high or low character of existing assessment.
186	13.	View of the settlement given in set of maps on a reduced scale and colored to represent the several chuqs of the pergunnah.
187	14.	After the formation of the juma of the eight pergunnahs, correspondence of the whole with the assessments of the adjoining zillahs.
188	15.	Notice of comparative features of the Agra district and of the upper Doab, &c.
190	16.	Internal moderation and equality of Agra new assessment.
"	17.	Distribution of mouzahwar juma.
"	18.	Record of zemindarce liabilities, rights and administration.
191	19.	Putoti.

PAGE PARA.

191	20.	Office of putwaree.
192	21.	Khetbut villages.
„	22.	Talookas.
194	23.	Continuation of subject of talookas.
196	24.	Allowances to biswadars in resumed talooka tenure.
„	25.	Investigation required in only one other village of the talooka character.
197	26.	Jageer of the Rajah of Buddawar.
„	27.	Further release of some small lakhiraj holdings held by the family, proposed.
198	28.	Sales of estates, where the proprietary right still rests with Government.
„	29.	Suhur Suwad Mehal.
200	30.	Invalid lands.
202	31.	Police dues.
203	32.	Service lands to police of native rule.
204	33.	Adjustment of balances of land revenue and tuccavee.
205	34.	Character of the boundary line.
206	35.	Station of tehsildarees.
207	36.	Canoongoe establishment.
209	37.	Canoongoe establishment continued.
210	38.	Native Deputy Collectors.

REPORT

ON THE

SETTLEMENT OF THE DISTRICT

OF

A G R A .

No. 22.

To R. N. C. HAMILTON, Esq.,

Commissioner of Revenue,

AGRA.

SIR,

I now do myself the honor to forward settlement proceedings, and a report on the revision of the assessment in 8, out of the 9, pergunnahs in zillah Agra. My operations have extended from December 1838 to the present time, the two Doab pergunnahs of Ferozabad and Khundowlee having been disposed of in 1838-9, and the six lying on the right bank of the Jumna—Huzoor Tehsil, Iradatnuggur, Futtehpoor Sickree, Furrak, Futtehabad, and Bah Pinahut—having been completed in 1839-40, and 1840-41. The remainder of the zillah, consisting of the pergunnah of Surhendee, talooka Jharkee in Khundowlee and the Shuhur Suwad Mehal—the area of which is acres 1,65,656, and the juma Rs. 2,31,050—has been assigned over to Mr. R. Alexander, as my successor in the settlement office, by whom the whole work will be completed in respect to assessment, record and report in the ensuing cold weather.

2. The survey of the two pergunnahs on the left bank of the Jumna, was conducted in 1837-8 by Captain Wroughton. That of the six on the right bank, by Captain Fordyce, in 1838-9. In both, the filling up of the Collector's columns in the khusrah was continued in the hands of the Revenue Surveyors; as seemed expedient and advantageous to both the Survey officers, and as being the system which has been sanctioned by the general approval of the Sudder Board. The record of soil and irrigation in the Collector's columns, was far from discreditably done in Ferozabad

In Khundowlee, it could not be worked by me so well as a basis of assessment, or standard of comparison. While in the area surveyed in 1838-9 (the year following the drought and famine)—from the ruined state of the villages, the distracted condition of the zemindars, the impossibility of procuring even decent ameens for the survey work, and other causes, the survey work could not be characterized as possessing adequate accuracy. Pertal arrangements were not omitted, and the testing duty was conducted with labor and care; still it was only conducted with the intention of revising, generally, the whole of the Collector's columns of the survey work, should opportunity offer: and this revision, pergunnah by pergunnah, was subsequently made in 1840, when some leisure to direct and control the work was afforded to me. I have satisfaction in stating, that by this revision a very complete state of possession in bhyacharah villages has been obtained, and a large approach has been made to obtaining that standard of assessment or comparison which the record of soils and irrigation is intended to supply.

3. Had the district been situated other than it was, I should have deemed it right to postpone the revision of assessment till further accuracy had been obtained, in respect to the khusrah returns of area, soil and irrigation. The inconvenience and suffering would, however, have been large to the people by a delay which would suspend all the natural action of the zemindaree interest for a year. The loss to Government would, too, have been no unimportant sacrifice: while it could not be denied that the local information possessed by an officer so long resident in Agra as myself; and in a district, too, which from circumstances had been well or fully assessed in the 1216-8 Fuslee settlement or subsequently; was as ample a ground-work for a revision of settlement, as superior statistic data would be to a new officer in a district lowly or very unequally assessed. I proceeded, therefore, with the work, and am not dissatisfied with the result. No doubt, the further information supplied by completer statistic returns, would have been incorporated with much advantage in the data that I did use for carrying on the revision of the settlement. But the whole system of settlement is one of comparative advantages. Reasonable equality of assessment, reasonable accuracy, and reasonable promptitude, are the main objects held up to the view of the settling officer. By his instructions, and short of a resort to a system of settling a district by encampment and personal inspection, in detail of the European settlement officer in each village, which, in Agra, would have occupied more than five years; I am not aware that the main advantages contemplated by the present system of settlement, could have been better conferred on this district, than has been done by the settlement operations actually carried out by myself. The doul or estimate of

Reasons for proceeding
with the settlement oper-
ations.

the native officers is, no doubt, the real basis of work of this character. Here, however, it was supplied, as far as lay within my power, under such encouragement to accuracy, such check to wilful mis-statement, and such correction to mis-judgment, that the real rent assets were, in the main, as fully secured, as if I had been enabled to work out a completer system of pergunnah assets and deduced revenue-rates, in the first instance.

4. In assuming the settlement of 1216-8 Fusloe, for the six pergunnahs on the right bank of the Junna, as the basis of my aggregate operations; I was led by the circumstance of the productive assets of the zillah having, at that time, been largely brought out; and of the settlement officer of 5 of the 6 pergunnahs, Mr. Alexander Ross, from his experience, natural turn and ability, having succeeded in bringing them under assessment. The Agra pergunnahs had long formed the vicinity of the metropolis, and under the Jats and Mahrattas the country had been subjected to a cultivation forced by rack-renting. Farmers were easily to be had; and capital was more abundant than in less populous and more distant provinces. All information establishes this fact. Mr. Ross in 1808, in his reports to the Board of Commissioners, states that most of the estates in the zillah were already near to complete cultivation; and, with the exception of pergunnahs Furrab, Futtehpoor Sickree, and Surhendec, he had already*

2nd Settlement of 1216-8 may be used as a basis of general calculations for revision, for the right bank of the Junna.

* Report to the Board of Commissioners, 22nd January 1808.

recommended that the triennial settlement, then being formed, should be declared permanent in the zillah. On this, and other points connected with the settlement, I put myself in detailed communication with Bahadur Singh, who was acting dewan* of Mr. Ross at the formation of this settlement. From him, too, I learn that in Huzoor Tehsil, Iradunuggur, Futtehabad, Ferozabad and Khundowlee, the resources had been completely drawn out at the conquest. The Doab pergunnahs having been under the management of General Perron, and the others under that of Colonel Hessing, the administration of both which officers was much superior to that of the native governments: while Furrab, Futtehpoor Sickree, Surhendec, and Bah Pinahut, possessing a soil of inferior quality, were lying waste to some extent in 1803; and were, therefore, susceptible of future increase, from the breaking up of cultivable land. Next, as to the character of the assessment, I find from a reference to the settlement reports of Mr. Ross, that the allowance of the assets granted to the zemindars was, on an average, somewhat more than one-fourth, and in some few cases that it was nearly one-third. Mr.

* In a report to the Board, November 28, 1808, recommending that Bahadur Singh be confirmed in the situation of dewan, Mr. Ross speaks of that officer having shewn himself, during the formation of the settlement, fully qualified to perform the duties of the office.

Ross speaks with confidence of his plans, for getting at the gross assets of the lands, and of his success in arriving at the truth; or rather, that his estimate was within the range of the actual assets. On the whole, therefore, there seems to have been good ground-work for general views in Mr. Ross' measures; and they have been, with few exceptions, used accordingly. First, Furrāh was comparatively rather over-assessed by Mr. Ross. The soil was poor, and the people were turbulent and predatory. The large increase which was exacted on the settlement of 1213-5 Fuslee, bore hard on the capabilities of a division, where agriculture was most sluggish, and the people most unthrifty in their habits. In Futtehpoor Sickree, Mr. Ross was less successful in getting at the real assets than elsewhere. The pergunnah had suffered much during 1804-5, from the Holcar gurdi and the war with Bhurtpoor. On this very account, a low assessment had been imposed by Mr. Ross

* See letter, May 26th
1806, of Mr. Collr. Ross.

himself, at the previous triennial settlement.* Besides this, one Meghraj, canoongoe, held several estates, and could not be induced to support Mr. Ross in his searching inquiry into the state of the mehals; for which misconduct, Meghraj lost his office. In respect to Bah Pinahut, owing to Mr. Ross' removal at the close of 1808, the settlement fell on a new officer, Mr. Trant; under whom, partly from want of complete information; partly from the zemindars being largely Buddowreya Rajpoots—a class not easy to rack-rent; and further, from land being really uncultivated, a low range of Government demand was taken.

5. The settlement of the Doab pergunnahs in 1216 F., was made without any of the detailed inquiry of Mr. Ross. The subsequent one of 1223-7, made by Mr. S. M. Boulderson, may, however, rank with Mr. Ross, as founded on a system of detailed and careful investigation, as respects aggregate demand: though, of the two pergunnahs, the assets in Khundowlee were more lightly brought under assessment, from the extent of bhyacharah property in that quarter. There being no tenantry in such estates, or at least no general rent-roll, it was difficult, at that season, to bring such estates under assessment equal to natural capabilities.

6. The settlement of 1223-7 Fuslee, in the 6 pergunnahs west of the Jumna, was made by Mr. Wright, the jumas of a few villages, which were recusant being finally settled by Mr. H. G. Christian.

Character of remaining
settlements.

No real information, or correct principle of assessment, seems to have been possessed by Mr. Wright. Exaggerated dows, secret information, and farming offers were the machinery resorted to, for the revision of the demand of the Government. The increase in Furrāh, Huzoor Tehsil,

and Bah Pinahut, as also part of the present pergunnah of Futtehabad, was excessive and injurious: much of the benefit of Mr. Ross' labors was thus marred; and those pergunnahs that continued lightly or moderately assessed, owed their fortune to the influence of parties connected with the confidential advisers of the Collector. Surhendee, Futtehpoor Sickree and parts of Iradnuggur and Futtehabad, thus remained without any undue pressure on their resources. Mr. Christian very properly reduced the juma of the villages; which, by reason of recusancy, remained unsettled on his receiving charge of his office.

7. The Regulation VII 1822 operations of Mr. Collector Boddam, remain alone to be noticed. They were made on exaggerated soil-rates, and his assessment was excessive. The following table will show the state of these villages, under regulation VII settlement, and at the revision now made.

Pergunnah.	Village.	Regulation VII juma.	New juma.	Average acre rate on cultivation.	
				Mr. Boddam's settlement.	Present revised settlement.
Huzoor Tehsil, ...	35	61,541	52,343	3 1 5	2 10 0
Furrah, ...	21	34,337	28,020	2 5 0	1 14 2
Futtehpoor, ...	7	19,669	17,127	3 4 1	2 13 7
Futtehabad, ...	1	681	452	1 14 11	1 4 6
	64	1,16,228	97,942		

Reduction 18,286, or 15 per cent.; a decrease having been given in every estate, except two, to which some land was re-annexed from the Government escheats mehal.

8. Having thus taken a general view of the fiscal features of the zillah at the former settlements, I proceed to remark on what, if any degree, the means of the agricultural community have increased at Agra, since the times of Messrs. Ross and S. M. Boulderson. Now, the power to pay a higher rent may arise from three causes. The increased productiveness of the soil; the proportion of gross produce required to remunerate the farmer, being reduced by improvements in land tenures, facilitating the advance of the capital, by canal irrigation, &c. &c.; and the increase, in the price of produce. The first is notoriously not the case. The soil, by common consent of Europeans and natives connected

State of the present agricultural resources of the district, as compared with the actual rent assets in 1216 P. for the western pergunnahs, and 1222 P. for the eastern.

with the land, is over-cropped, and its yield is less. Little, if any thing, has been done in this quarter by the action of society or legislation, to render the net return, or the value of the net return, of farming and cultivation greater: while in respect to prices, though grain in general has decidedly risen during the past

* See Note A in the Appendix.

thirty years in the Agra market 10 per cent. in price;* yet, as the rise in price in that portion of grain, that is of necessity expended in the farmers' and assamees' consumption, has no influence on rents; as the yield appears undoubtedly less; and as the deduction in the earlier assessments was, say as one-fourth compared to the one-third now usually allowed, there seems not, in this degree of rise, the means of bearing any much greater burden. Sugar, from the dry and sandy character of the soil, is scarcely grown in the Agra district. Indigo is produced, but slightly; Mr. Wright being the only planter remaining, and his out-turn being small. Cotton occupies about one-tenth of the area; but its rise in price since 1808, has not materially advanced the condition of the grower. On the whole, therefore, the natural rent assets have little improved since the 1216 Fuslee and 1223 settlements in Agra.

9. Viewing, then, that the settlements of Messrs. Ross and Trant in 1216 F., and of Mr. Boulderson in 1223 F., left the Huzoor Tehsil, Iradutnuggur, Futtehabad for the most part, and Ferozabad assessed at a full amount: that on Furrah a juma somewhat heavy was imposed; while in Khundowlee, Bah Pinahut, Futtehpoor Sickree, and the talookdaree

Practical result of views in respect to existing zillah juma.

* NOTE TO PARA: 9.	
1 Juma previous to new settlement	} 1,43,5170 0 0
2 Juma of 1216 F. for the pergunnah west of the Juma, and of 1223 F. for those east of the Juma.	
3 Difference of the above 2 columns. ..	} 1,32,1494 0 0
4 Half of the last coln.	
5 Cols 2 and 4 together.	} 1,13,676 0 0
	} 56,838 0 0
	} 13,78,332 0 0

medium would give the sum of Rs. 13,78,332 as a proper juma; resumed maafee up till 1839 being included therein. The calculation is entered in the margin.*

10. Having come to the above conclusion, I proceeded to throw the whole assessable assets and statistical data into a tabular form, as the next point in the progression of my assessment. The Huzoor tehsil took its place in the table, as the pergunnah yielding naturally the highest rent-rates. From this, on each side, branched

Preparation of tabular form of statistical data, for commencement of revision of settlement.

off each pergunnah, in relative proportion of fecundity and other advantages. This table is here introduced as embodying the main features of an agricultural character, on which an assessment should be made, and by which its equality can be tested. To render the table complete, the result of the settlement has also been introduced: though the intermediate stages of descending, from views of pergunnah jumas to forming of chuqs or sub-divisions of pergunnahs, classification of soils and village assessment, have still to be detailed.

11. Much pains were taken by me, in the commencement of the settlement operations in Ferozabad, to work the system of rent assets and deduced revenue-rates: my officers and myself considered, indeed, that we had been very successful in applying the principle. The following was the scale of rent-rate adopted, from a careful analysis of several mehals in average and superior cultivation in pergunnah Ferozabad.

IRRIGATED SURFACE.

	SOILS.	RENT-RATES PER ACRE.			
		Chuq.	Chuq.	Chuq.	Chuq.
		1.	2.	3.	4.
Specimens of these soils have been sent to the suddur cutchery, for deposit and future reference.	1 Chiknote or clayey, ...	6 8 0	6 8 0	5 0 0	5 0 0
	2 Doonut or manured soil	5 0 0	5 0 0	5 0 0	5 0 0
	3 Mutteear or stiff earthy	5 0 0	4 0 0	4 0 0	4 0 0
	4 Perya or yellow,	4 0 0	4 0 0	4 0 0	4 0 0
	5 Bhoor or sandy,	4 0 0	3 0 0	3 0 0	3 0 0
	6 Rettar or mere sand ...	3 8 0	3 0 0	2 8 0	2 8 0
	AVERAGE ...	4 10 8	4 4 0	3 14 8	3 14 8

And the half of the above for non-irrigated land. The following, though not a critical chemical analysis of specimens of the above soils, will give a fair general character of each sort, as intended to have been used by me in forming the system of standard of assessment and comparison.

No. 1. Alumina or clay principally; silix one-third; small quantity of the carbonate of lime and of vegetable matter.

No. 2. Silix large; alumina smaller; some quantity of lime, perhaps one-tenth; silix and lime may be six-tenths altogether.

No. 3. Silix perhaps six-tenths of the whole; the rest alumina and vegetable matter; small proportion of the latter.

No. 4. Silix six-tenths; alumina four-tenths.

No. 5. Silix seven-tenths ; alumina three-tenths ; little vegetable matter.

No. 6. Silix eight-tenths ; alumina two-tenths ; all the specimens contain water, and also a very small proportion of iron.

To this series I subsequently added the following sub-division of No. 1, being specimen of a fine clayey soil found in a few villages in the Dholpoor country, on the bank of the Chumbul, and extending into the north-west part of Bah Pinahut. It is called maar.

No. 1. B. Relha Bareinda, chiknote, alumina, silix in larger proportion than in No. 1, no lime, less vegetable matter than in No. 1.

The deduced revenue-rates were formed, by simply taking two-thirds of the rent-rates in the first three chuqs ; and in the fourth, it was intended to allow a large per-centage, about half. A large correspondence will be found to exist between the value at deduced revenue-rates and the juma actually assessed, in pergunnah Ferozabad. Except in the villages in and bordering upon the ravines, the deduced revenue-rates proved a most valuable instrument in forming the assessment. In those villages, from the varying character of the country—sometimes broken into deep dells—now yielding a fine sheet of table land—then supplying, in the dry bed of a torrent, a good tract for non-irrigated barley sowings—and on the bank of the Jumna, not unseldom, fortunate in possessing a belt of aluminous deposit or khadir land, it was certainly, even in Ferozabad, scarcely practicable to apply any general standard of assessment like rent and deduced revenue-rates. The doul of the tehsildar, the nikasee of the village, and information from independent sources supplied data for personal inspection to approve or correct. In the pergunnah of Khundowlee, our success in applying the rent and deduced revenue-rates was less, partly from the country being more broken up by the Jhirna stream and Jumna ravines. On the right bank of the Jumna, I commenced with great care the application of the system to Furrah ; but, after the loss of much time, and every kind of attempt to throw the whole pergunnah into chuqs, to be assessed in proportion to relative natural advantages, in order to secure some kind of standard of comparison, I was compelled to allow a general deduction of $7\frac{1}{2}$ per cent.* on the deduced juma produced by the Ferozabad rent-rates, and to close my labors in order to save the season. The want of accurate data to form and assess the chuqs by their respective merits, certainly led to somewhat of inequality of assessment in superior estates ; though the standard of the demand being pitched low, the chance of leaving

* This reduction in deduced revenue-rates has not been shewn in Form II and III. It was a nominal calculation, to have been noticed only if more accurate statistics could not be secured ; and reference to it was abandoned, on the revision of the Collector's columns supplying a proper deduced revenue standard.

any over-assessed was reduced to little or nothing. The villages about Achuera are certainly under-assessed, as compared with the adjoining pergunnahs of Huzoor Tehsil and Futtehpoor Sickree. The error was, however, but partial, and the sacrifice not large. Many months after, when the revision of the khusrabs had taken place in detail, it would have occasioned much delay and trouble to have reviewed my proceedings in respect to these few villages; and what was of more importance, it would have given an unstable character to the settlement operations—always injurious and most unpopular, when the review is to increase the Government demand.

12. In the Huzoor Tehsil, I began to devise a new plan for

Forming of pergunnahs into chuqs, and application of the average acre-rate of the old juma, to shew the high or low character of existing assessment.

extracting much of the advantage of the Board's system out of the existing materials. I only, however, partially saw my way through it in this pergunnah; but in each of the four remaining pergunnahs, it was the basis of my operations. Taking the pergunnah map of Iradutnaggur, I directed the caucogous to distribute the villages into chuqs or divisions, of different degrees of productiveness. The first chuq was marked by color red, the second yellow, the third green, and the fourth brown. Under the name of each village, the average acre-rate of the old juma on cultivation was then added. Thus, on a superficies, I could at once see the comparative range of assessment on all estates equally circumstanced. Taking then the acre-rate of an estate in chuq No. 1, which I deemed, or rather knew to be fairly assessed, as well as to possess average advantages in respect to soil and irrigation, with ordinary depth and quality of water; I compared that with the acre-rate of the conterminous estates, village by village, throughout the chuq. I then took into view the nikasees and doulis of each estate; and after throwing out of one chuq into another, such villages as I deemed improperly placed, if I found the old acre-rate correspond with the test-rate, and that the nikasees and doulis supported that range of demand as neither high nor low, I upheld the old juma, or altered it only for round numbers' sake. On the other hand, if the acre-rate was lower, while the nikasees and doulis shewed superior or average productiveness, an increase, after any further private inquiry, was taken; while, if the acre-rate was higher, and the nikasee doul returns only shewed average or inferior productiveness, the cause of the variation was traced out, and a decrease allowed, or not, as was required. At the same time, by reviewing the pergunnah area and village acre-rates in this chart form, the Collector could commonly see most of the causes of natural variation from the test acre-rate adopted by him; such as the intervention of a nuddee, the existence of dehur or low lands flooded in the rains, the approach to ravines, a part of the area lying on the bound-

dary of bhoor or sandy villages, and the country being intersected by broken ranges of sand-stone hills. He also possessed the great advantage of being at once able to cross-examine his tehsildar and canoongoes, as to the causes of natural and casual variation in existing jummas, their estimates, or actual nikasees, by arguments delineated on the map before them. This course was adopted throughout the whole of the pergunnahs of Iradutnuggur, Futtehabad, Bah Pinalut and Futtelpore Sickree.

13. These four maps, as thrown into chuq divisions, and having been subjected to a few improvements

View of the settlement given in set of maps on a reduced scale, and colored to represent the several chuqs of the pergunnah.

that further progress in the work enabled me to adopt, have been reduced to a small scale, and are submitted herewith

for reference. To render the map book complete, the other pergunnahs were, after the settlement, thrown into the new chuq form and colored accordingly. This enabled the intelligent artist, Mr. C. Johnson, employed by me in reducing and coloring, to give a map of the whole, divided into colors, and representing the proportion of area in each pergunnah, which had been assigned to each chuq. If the pergunnah chuqs were correctly prepared, it was natural to expect that sheets of superior soil and inferior land would run continuously from pergunnah to pergunnah, till some new topographical feature intervened to show the cause of change. Thus the course of the Ootungun and Orin naddees, and the line of the Jhirna torrent, alter at once the superficies of the country, and disturb the continuity of higher soil: again the Jumna below Agra, and the Chumbul, from their first appearance, mark their progress by at most an uninterrupted chain of lofty ravines. The sand stone hills of Futtelpoor Sickree and Surhendee are another geographical feature that interferes with the agricultural productiveness of the western part of the district. Could any scale have been discovered to represent the varying depth of water and also its quality, it would have been an interesting and useful addition to this map. After much inquiry, and many attempts, it was abandoned; but the point has been slightly noticed in the tabular statement. A curious mistake made by myself, and not discovered till the map of Furrah was colored off, will shew that no inconsiderable care was applied to adopt the real productive features of each part of a pergunnah, as the basis of assessment; or at least that they have come under adoption, with the exception of the villages about Achnera, referred to above. In the rough forming of the chuqs in Furrah, but three were at first used, so that the ravine one appeared as No. 3: subsequently a sheet of pooth, or sandy hill-land, was discovered on the Bhurtpoor boundary, which rendered a cluster of Agra villages very inferior to the character attached to the first classification. They were thrown into a new chuq, and it was called

No. 4, to prevent the necessity of altering much the tables of calculations already drawn out. This chuq ought to have been colored green—it was colored brown: and it will be observed, by a reference to the table of statistics, that as the soil in chuq 4 is much superior, so also is the range of new juma per acre over that of chuq 3, it being on cultivation rupees 1-12-0, as compared with 1-5-8.

14, The new juma of the eight pergunnahs, gives an average acre-

After the formation of the juma of the eight pergunnahs, correspondence of the whole with the assessments of adjoining zillahs.

rate on cultivation of rupees 2-2-5, with 51 per cent. of irrigation; and out of the culturable area, but 8 per cent. being uncultivated. Population, according to a

careful census taken in 1831 by myself, and adjusted to the new limits and divisions of the zillah, being 424 per square mile.* To show the

* Including Surhen-dee, Jharkee, &c.

propriety of my assessment, a sketch map has been added to the map book of Mr. Johnson; in which the acre-rates of the pergunnahs in the different zil-

lahs adjoining Agra, and in which settlements were made by different officers of revenue experience and approved talent—viz., Muttra, by Messrs. Deeds, Allen and Tyler; Allygurh, by Mr. J. Thornton; Mynpooree, by Mr. G. Edmonstone; and Etawah, by Mr. M. R. Gubbins—have been mapped comparatively with Agra. The pergunnahs have been reduced in this map, from either the reduced maps of the Board, or the original maps of the revenue survey; and the rates have been obtained from the zillah records.* All pains have

* See note B in the Appendix.

been taken to secure the accuracy of these rates; but if any error can have crept into them, I would plead

that it was not in my power to procure other returns; and for the main object they must be substantially complete. A comparison of Ferozabad with Juleysur or Shekohabad 1st division, in one direction—and Husain or Hattras in the other; of Khundowlee with Juleysur and Saidabad; of Furrak with Sonsa and Sonk; of Futtehabad with Shekohabad 2nd division; and of Bah Pinalut with Bharepura, will satisfy Government, I trust, that the relative productive powers of the zillah have been subjected to revision of assessment with care, comparatively as well as directly.

In the detailed table,* are also entered the comparative results of the assessments of the villages of

* Annexed to para. 10.

Ferozabad and of Mynpooree zillah, which actually adjoin; and in the same way those of Khundowlee and Muttra zillah, and Furrak and Muttra zillah. It will be the more satisfactory when I add, that the means of this detailed comparison was not available when I made my own settlements; and that the value of such a correspondence is much enhanced, because it *bond fide* springs from the application of similar aims at accuracy in different parts of the country.

15. Previous to the commencement of my settlement labors, my attention had been directed to the features which enabled Agra and its neighbourhood to bear a higher rate of assessment, than the soil returned generally elsewhere. I had returns prepared for me of the prices of agricultural produce in the zillahs, named in the

Notice of comparative features of the Agra district and of the upper Doab, &c.

* Delhi city, Seharunpoor, Meerut, Boolundshuhur, Mooradabad, Bareilly, Shajehanpoor, Mynpooree, Farruckabad.

margin,* for a series of 5 years, from 1833 to 1837, by mootsuldees, who visited each station in 1838. I did all in my power to secure accuracy, by instructing them in the mode of preparing the forms, and in calculating variations of weight; by making liberal allowances to the men; and by testing the returns afterwards. To render the comparative character of the returns more correct, the year of drought, 1837, was omitted, and a quadrennial average struck for 1833-6. The result is given in the note C. Though

the returns were prepared from the kotwalee records, except
 Note C. in Mynpooree, yet the register itself has obviously been in some prices-current kept incorrectly. The main cause of unnatural variation of price in the returns, between this or that zillah for the same article, is that prices for many articles have seldom been kept for every month of the year. If, therefore, prices were low in the early part of the year, when entries were made for only 4 or 5 months, or till the close of the spring harvest; the average price of that zillah would not correspond with the average of a zillah, though an adjoining one, were the *nirik-namah* had been regularly kept up throughout the year, especially if prices rose much in the middle or close of it. After thus reconciling some unnatural differences, the table may still stand, as proving that the Agra market affords a price much higher to the farmer for his grain, than that of Delhi, Rohilcund and the upper Doab. The difference is, of course, the difference of carriage. This difference, if productiveness were equal, would be assessable by Government, and justify, *pro tanto*, a higher range of land tax. Again, capital is more abundant at Agra than in Rohilcund, the upper Doab, and most parts of Delhi. As a whole, the village communities have in Agra settled down into habits of peaceful employment; and there is now little dread of other outrage than passive resistance from their hands, by taking an estate in farm, or by auction purchase, or even by the execution of a Civil court's decree. The character of the agricultural population, is a most important point in calculations of fiscal measures of private speculation. It is not unknown for an indigo planter, at an auction sale of a village, to send word to the old village community, that he would only bid with their concurrence, as he could only make his speculation answer by securing their good-will. For instance, the most flourishing pergunnahs in zillah Agra,

are Iradutnuggur and the upper part of Ferozabad. The Gola Poorub, a class of brahmins, in the one—and the Jadouns in the other, are as spirited farmers as are to be found in the country. Money-dealing flourishes among them; while with the lazy, extravagant and faithless class of Goojurs and Goræ Rajpoots—the residence of the latter of which classes is the cause of the unproductive character of much of pergunnah Furrâh, zillah Agra—no periodical adjustment of accounts can be obtained, except by half-yearly actions in the Civil courts. Thus the spread of the Jat communities—for the Dooab Jats are superior cultivators—over Saidabad on to Mulabnn, Sissao, Hattas, and Moorsan, readily enables the country to bear a high assessment by increasing capital and extending population. The common existence of butaie in the upper Dooab and Rohilcund, is at once the cause and the effect of a want of farming capital and enterprise. The population per square mile is one index of the comparatively active and sluggish state of farming. Such returns as I have been readily able to secure are noted below.* In this light, Agra has largely the advantage. Again, the small proportion of land susceptible of cultivation in Agra, and which is lying uncultivated, marks how fully the productive powers of the district have been worked out. On the other hand, it would seem that the natural advantages of much of the interior of the Dooab, of the upper Dooab and Rohilcund are superior; water is nearer to the surface, irrigation is much less required to raise a spring crop of wheat and barley, and the productiveness of irrigated surface is greater. The seasons at Agra, since the drought in 1837, have been so variable, that any attempt to obtain correct returns of the lbs. avoirdupois per acre of the autumn and spring crops, has not succeeded; but there can be no doubt that the produce per acre of the spring crop, in respect to wheat and barley, is from 15 to 20 per cent. below the upper zillahs of the Dooab; and as regards chunna much more. * In the autumn crop little difference may exist.

* See Note D.

There seems, then, somewhat of a balance, as respects Agra, between the advantages of nature and of invested improvement, if the word may be used to represent the advantage of capital, prices and tenantry; and it was desirable to glance

* Seharunpoor,	323	Muttra,	323
Moozufurnuggur,	326	Barailly,	326
Meerut,	293	Agra (census 1831) with 1/4th	424
Allypurb,	350	of the area ravines or otherwise barren,	

In the interesting and able preface to Captain Cantley's report on the Dooab canal, the population of the Dooab portion of the Agra zillah is given, from the survey returns, at 223 per square mile. But the survey returns were taken in 1837-38, when the miseries of the drought were terminating in famine. The return is no index to the populousness of the district in its natural state. By a reference to the statistics table, it will be seen that in 1831, the population of the Dooab portion of the Agra district was actually 369 per square mile.

at the vibration of both in other directions, as an interesting point of economic inquiry, and as affording one test to judge of the relative moderation of the public land tax in different parts of our provinces.

16. The next natural head is the internal distribution of the pergunnah jummas, and the data by which the accuracy of that distribution into chuqs can be shewn. A detailed examination of the tabular statement embodied in this report will, I trust, establish, that there is a general correspondence between the rate of assessment and of the productive powers of the different chuqs.

17. The distribution of the mouzahwar juma will be seen by an inspection of the small pergunnah maps. Though the variation of natural advantages, above or below the average of each chuq, will generally account largely, if not wholly, for a variation of the new acre-rate from that of the average; yet it is not to be forgotten, that the chuq proportions of soil and irrigation were formed by the revision of the survey khusrah, while the assessment was carried out before that revision commenced. Differences, therefore, now appear, which would have been corrected, or the causes of which could have been traced in each pergunnah at the time of the tour, had a perfect khusrah record existed as the basis of assessment. For those differences the Collector must claim allowance, as before stated, on the ground of the paramount advantage of pushing on the settlement, even with existing materials. It is a satisfactory proof of the general moderation of the assessment, that not a single village was subjected to farm by reason of the zemindars refusing to engage for the new juma. Much detail of remarks has not been made in form II. Where the standard assumed is one of soil rent-rates distributed into chuqs, it seems difficult to find reasons for variations from that standard, except in respect to waste being small or large. There may be some bansuree weed, some kans grass, or a mixture of impure soda may injure the productiveness of some fields: but water being deep or near to the surface, being noxiously or slightly brackish, is the most important point of comparative advantage not embodied in a soil-rate standard; and the quality and depth of water varies so often in every har or part of an estate, that much more detailed inquiry is required than the present system affords leisure to pursue—for the Collector to embody this point in exact calculations for each estate.

18. The khewut, or record of village shares, and the deed of constitution have been prepared with much care. They embrace every point that seemed practicable and desirable for realizing the juma on fixed principles: distributing the surplus rent in defined

Internal moderation and equality of Agra new assessment.

Distribution of mouzahwar juma.

Record of zemindaree liabilities, rights and administration.

shares; bringing the shares of defaulters under sequestration for default; defining the rights in the waste and in the trees growing thereon, and also the power of the brotherhood to divide the same; fixing the right of sale, or conveyance of shares, in coparcenary estates to parceners and others; settling the mode of collection, or a fixed per-centage, for village expenses; ruling how the office of lumberdar should be vacated or filled up; naming the putwarce, his dues, and mode of election of his successor; appointing a chowkeedar and bullahur with their remuneration; and creating a road fund of one per cent. on the juma for the zillah.

Specimens of the deeds of agreement in two mehals taken at random, one a pure zemindaree, and another a pure bhyacharah estate, are given in the note E.*

* Note E.

19. The putoti or engagement between the zemindar and assamees has been formed by the concurrence of those parties, on the general principle of allowing the zemindars to collect from old and resident assamees a jumabundee, averaging about one-half more than the Government juma. The zemindar prepared his putoti in detail on this aggregate principle. The ryots objected to it, or admitted it, in their particular cases; and the Deputy Collector superintended the *bonâ fide* action of the whole proceeding. The object was to leave the mode and character of rent payment to be adjusted among the village community, but to fix a limit to the power of exaction by the malgoozar for the future. The less objection could be raised by the malgoozars to this line of proceeding, when they saw the Collector making his own assessments of juma by general considerations, and declining to tax for the state the extra return of extra euterprise of the zemindar, or of extra labor of the assamee. The question of the policy of interfering between the malgoozar and the ryot is, no doubt, involved in great difficulty. The object, however, of the present settlement was to fix the rights of all parties cultivating or enjoying the rent of land. The right of the old assamees, resident in the estate, to some protection from arbitrary exaction, is certainly the constitution of this part of the country. To protect them in the enjoyment of it, for the future, is the real difficulty. Under the putoti, the power of ouster, or advance of rent, even by a civil action, is precluded to the zemindar so long as the assamee pays his proper rent, and claims to keep his present holding.

20. The important object of placing the office of putwarce on the best footing, has been carried out in connexion with the settlement. The office has been weeded of old and inefficient hands, and the allowance of the officer has been fixed generally at the rate of rupees 3-2 per cent., or half an anna in the rupee of the collections. The orders of the Board, in respect to allowing but one responsible accountant to each estate, have been partially introduced; and

Office of putwarce.

their execution has only been suspended in such estates, where the incumbents were willing to keep joint accounts; but even then, only on the express understanding that on the death of one of the parties, the survivor should hold the entire office. This mode of disposing of the matter, for the present and the future, has been communicated in detail to the sudder office of this Collectorship, that the arrangements sketched out may be completed as vacancies occur. The occupation of the putwarees of the zillah, for the last $2\frac{1}{2}$ years, in the survey and settlement work, has afforded to them a good school for improving themselves in arithmetic and writing; but unless the importance of the office is sustained, and directed by the earnest interest, instruction and inspection of the European authorities, for the future, the key-stone of the superstructure that has been raised will at once be lost, and the new system of village record and accounts give way.

21. Every care has been taken to prevent mistakes arising here-
 Khetbut villages. after in the khetbut villages, of which there are 194 in the district. In disposing of them, under the Board's instructions, in form III, the words *analysis* and *synthesis* have been used to express the separation of a mouzahi into different mehalwar elements, and the re-union of different mouzahwar elements into one mehal. The original khusrah and field map correspond with the mouzahi; while each mehal's superficies is designated by different colors, in the different mouzahiwar field maps in which it was measured: muntakhib khusrahs from the mouzahwar khusrahs are transferred to the proper mehals, and render their area khutteonec and tehrij complete.

22. The only large talooka in this district, which came under disposal, according to the rules laid down in the Moorsan
 Talooka. talooka proceedings, was that of Sookee Misser in pergunnah Futtehabad. The character of this property, though designated by the general title of talooka in the early settlements and official correspondence, is a very subordinate species to that of the Jat and Jadoun chiefs in the Doab.* Sookee Misser was one of those men created by the circumstances of the last quarter of the last century, when the aumil's success in the re-

* See letter of the Sudder Board to Govt., No. 347, dated 14th July 1835; and orders of Govt. 4th Sept., 1835, No. 3149; and also letter of the Sudder Board to the Commr. of Agra, on the settlement of the Jharkee talooka, zillah Agra, 3rd April 1840, No. 116.

venue administration depended on his power to extract the public dues, from the village communities, by duress of some kind; or by engaging the services of shrewd and ready tools, in managing recusant or deserted estates in farm. Sookee Misser was an inferior sort of farmer-general. He was expected to take all villages into his own hands, and manage them, as productively as he could, when the aumil of the season was unable to make better arrangements for realizing the public resources. For

this duty, the Misser received a nankar allowance of 701 rupees personal pay, and 425 rupees for servants, from the time of Nujjuf Khan—and it was continued throughout the Mahratta rule. The man appears, originally, to have come from Buddeysura in Shekohabad, zillah Mynpooree; and to have found employment in the service of Kirparam, dewan, of the Jat rule at Futehabad, in the humble employment of bread-maker. He was promoted to the office of shainah in the butaie collections; and being successful, was allowed to hold five biswahs of Mahrajpoor in farm—a part which soon increased into a farm of the whole estate. Two or three whole villages more were given afterwards in farm, in the Jat times, to him; and so on till, under the Mahrattas, the property in the end aggregated 20 villages, and assessable with a juma of from 20,000 to 25,000 rupees. In the proceedings of the 1216-8 Fuslee settlement by Mr. Ross, the terms talooka and farm are constantly used as implying the same right in this estate. Sookee, indeed, in preferring his own claims, seems scarcely to distinguish between a title of possession derived from the one character or the other. A glance at the mode of revenue administration of the times will explain that in this instance the words were but convertible terms. A new settlement was made every year with the zemindars, and they were required to furnish mal-zamini. If they could not provide security for the revenue, they were still allowed to hold on, but shainahs were placed on the crops; and then, if balances accrued, the defaulters were thrown into confinement, till adjustments were made, or at any rate hazir-zamini was supplied. Hostages were even allowed to be furnished, where security for appearance was wanting; so that by some means, after screwing every thing out of the defaulters, they might return to their villages ere the rains fell. When the old zemindars refused to engage, or the estate fell out of cultivation, the aumils preferred to farm it, instead of holding it in butaie collection; thus sometimes Sookee Misser appears as mal-zamin of the village. It is then held kham in butaie. In the following year, it figures in the talooka of Sookee Misser. Two years after, advances of tuccavee appear to have been made by the aumil to the original zemindars. Again the village appears in the talooka of the Misser for two or three years; and in contradistinction to his right as holder of the talooka, the present zemindars, in the canoongoe papers of the years just before the conquest, are designated mioquddums—that being the term by which, what has now grown into the zemindaree interest in this zillah, was then called. In short, little estimation was attached to the possession of villages by the Misser in talooka; and this absence of continuous possession, is a special argument against the claims of his heirs to other than a talookdaree allowance. The detailed Persian proceedings in each village of this talooka, will shew the individual grounds, under which the right of engaging for the juma, in the character of

biswadars, according to the principles of the Moorsan precedent, has been decided to rest in the original village communities, who were all holding on in 1808 at Mr. Ross' settlement, and who still continue in the enjoyment of privileges—clearly marking the limited character of the superiority held by Sookee Misser. The Misser was himself a quiet man, and considerate landlord. He never advanced a claim to more than he conceived to be his legitimate rights. Near forty years of undisturbed possession has emboldened his heirs to claim the entire proprietary right; though the Moorsan case is completely decisive, as to the nature of the talookdaree tenure, in the view of the Government. With some reason might the degree of consideration shown, by making an allowance of 18 per cent. from the rent assets, be reduced in this case. The claim to compensation is by no means equal; still the wresting of the talooka at this late hour is felt more than if the family had been deprived of it at, or soon after, the conquest: besides this, the services of Sookee Misser deserve acknowledgment. Mr. Ross, in 1808, in his report on this talooka, states to the Board of Commissioners, "that Sookee Misser is a respectable old man. He was treated with favor under the former Government, and is entitled to the indulgent consideration of the Board." I would, therefore, propose that the same allowance of 18 per cent. from the rent assets be made to the talookdar's family; and that it be paid from the Collector's treasury as a fixed money payment, whatever might be the realization of the double demand of talookdaree huq and net juma by the Collector from the biswadars. The management being taken out of the hands of the family, it is but proper that the state should make itself responsible for the means of the family being placed out of jeopardy, from circumstances it cannot now control. The state of the demand is given in the margin.*

* New net juma,	18,783
Talookdaree huq,	6,310
	<hr/>
	25,093

The annual payment will be 6,310 rupees to the family, and this to commence from 1248 Fuslee; and the allowance should be discharged half-yearly. To prevent injury, by a premature disturbance of the existing relations of the talookdar and biswadars, a summary settlement for 1247 Fuslee at the old juma was made with the former, so that no compensation for that year is called for.

23. In respect to this talookdaree allowance, it further remains for Government to determine, whether it is to be subject to division among the parties, who, by mudakhil mukharij, have obtained possession of part of the property—or the whole is to be assigned over to the family as a pension, dependent on the pleasure of Government. Under a settlement of a dispute by arbitration between musammatt Jussoda, the widow of Buldeo-bukhsh, only son of Sookee Misser, and Hurree Narain, nephew of the

Continuation of
subject of talookas.

Misser, 8 villages were assigned to him as his share, and 12 to Jussoda as hers. The latter still continue in the hands of Jussoda; but of the former two have been transferred to one Kyrathee, and three to one Dharajeet. The talookdaree huq, if distributed among these four parties, according to the existing state of their possession, is as follows :—

Number of villages.	Names.	Juma.
2	Kyrathee,	666 0 0
3	Dharajeet,	788 0 0
3	Hurree Narain,	615 0 0
		2069 0 0
12	Jussoda,	4241 0 0
	TOTAL, ... Rs. ...	6310 0 0

This matter is further complicated by the circumstance, that in 1216 Fuslee, Sookkee Misser set up a large demand against the holders of most of the villages, on account of tuccavee advances in money or grain; which was to some extent acknowledged by the communities, but the real amount of which was in no way sifted and settled by Mr. A. Ross. Taking all the circumstances of the case into consideration, the settlement of this demand at the talooka inquiry and the ejection of the family seems but just. But the grant of the handsome allowance of 18 per cent. on the rental, can only be recommended by me to Government

* Cash Rs. 12,409
 mds. seer.
 Grain, 1077 13
 at 1 md. 13 seers
 per rupee, the
 price of wheat in
 1803 A. D. } 813
 13,222

on Jussoda and Hurree Narain and the other two sharers abandoning this claim, the amount of which is entered in the margin.* Such an assessment is obviously intended as a compensation for the loss of dues possessed before the conquest. In these dues, debts of old tuccavee must be included. On the whole, then, it is recommended that the talookdaree dues be declared subject to division among the four parties hitherto in possession of the talooka; that such shares of dues be declared an ordinary asset, assignable or subject to sequestration and sale by the courts: and that to prevent the family or others involving the emancipated estates in ruin by actions, for the tuccavee demands above stated, 8 per cent. of the dues on the whole talooka be set aside to repay that amount, with interest at 12 per cent. by annual adjustment, according to the shares of the parties in possession. This reservation of 8 per cent. will give an annual sinking fund of rupees 2,804, which will liquidate the amount due with interest,

by making annual payments in eight years; after this, the 8 per cent. may be restored to the holders of the different shares in the talookdaree dues. It would simplify the affairs of the talooka much, if the co-sharers, in consideration of receiving this 8 per cent. at once, were to agree to abandon this tuccavee claim. But, hitherto, they have viewed such an arrangement as prejudicial to their interests; and, therefore, a compulsory mode of getting rid of their power of molestation has been devised for enforcement by Government, if, after the final orders on the talooka, the sharers still refuse to come to reason on this point. It only remains for the Government to decide, if the grant is to terminate with the lives of the present sharers, or to be a perpetual one. The claim of the co-sharers to a perpetual grant, seems to me, I confess, very strong.

24. After the allowance of 8 per cent. had been made from the rent assets of the talooka, the juma of each of the twenty villages was again subjected to revision. Though called biswadars, the new holders of the villages are to all intents zemindars. The same duties, in respect to police supplies and other public matters, will be required from them. The trouble and attendance at the tehsildaree and Collector's offices will be the same to the lumberdars; and the village expenses, in respect to charity and festivals, cannot be reduced. On the whole, therefore, more especially in the smaller villages, it has seemed to me a necessary policy to grant an allowance something beyond the 20 per cent. fixed for biswadaree settlements. If, after all, the biswadars are unable to retain the estates in their own hands, it will be consolatory to know that favor, as well as justice was considered, in giving them a fair start in independent malgozaree management.

25. The only other estate in the zillah, to which the talookdaree resumption rules were applied, was the village of Ghagpoorah in Futehabad. The right of the talookdar is even less than that of Sookee Misser; but still, after so long a possession as near 40 years under the Company's rule, the ouster is felt, and viewed as a hardship; and where that act can be in no small degree reconciled to the parties and the public, by the assignment of huq talookdaree, it seems to me sound policy to recommend such a measure to my superiors. Eighteen per cent. on the rent assets was 141 rupees; and the payment of this allowance is recommended to be made to the party in possession—one Dyaram, under a mortgage from Keshoram, a member of the Buddeysura family. This Keshoram is, indeed, son of Rampaal the head of this large and powerful tribe at the conquest, and in Mr. Ross' time, Rampaal's brother, Munsaram, was afterwards headstrong enough to oppose the authorities; and the family, though Mr. Macsween

Allowances to biswadars
in resumed talooka tenure.

Investigation required in
only one other village of the
talooka character.

did all in his power to save them from ruin, have, by the emancipation of estates from their hold under decrees of the Civil court, accumulation of debt and internal dissensions, sunk into distress, and will soon pass away into the ordinary insignificance of village people. I would hope that this talookdaree allowance may be granted, and in perpetuity too, but in the assignable character recommended in Sookee Misser's case, as a mark of sympathy with the fallen fortunes of this once powerful clan.

26. His Honor the Lieutenant Governor having been pleased to withdraw the jageer of the Buddawar Rajah from the resumption inquiry, and to confer the grant on the adopted son of the deceased, Surnait Singh ; I am relieved from any call to enter on a narrative of this maafee tenure, the rank and claims of the family, and the unpopularity, or rather impolicy, of depriving it of its ancestral rent-free property. If it be of importance to conciliate the affections of the people, as well as to govern by the action of naked penal law ; if it be important that the natural tendency of every part of native society in these provinces, to sink into one wretched level of poverty and ignorance should, as a principle, be checked, as far as possible, by the acts of Government ; if it be important that the pride of ancestry and nobility, the valour of past times and the national character of a country should be cherished in recollection, as ennobling feelings to the human mind ; I know of no act to which I could point with more satisfaction, as a zealous servant of Government, than the generous manner in which the restoration of the family of the Buddawar Rajah to rank and fortune, was made by the Lieutenant Governor of Agra : and I cannot refrain from allowing myself to echo, for the inhabitants of this part of the country, that feeling in a report, of necessity, largely connected with the welfare and happiness of the district of Agra, for the future.

27. In the settlement of the Bah Pinalhut pergunnah, owing to no entry appearing of such holdings in the maafee registers, 8 pieces of land, of different sizes, and aggregating 131 acres, which belonged to the Rajah of Buddawar of old, were included in the khalsa area of the khalsa villages, within which they are situated. They thus formed part of the basis of assessment. Four of them were formerly gardens of the family, but had fallen out of repair, and are now subjected to cultivation ; three were in old times assigned over for an income to keep up the garden of Ranee Sisodhenee, in the village of Khera Rhatore ; and the eighth seems to have been an ordinary maafee holding. The juma at low revenue-rates, which the zemindars would have been entitled to collect from the ex-maafeedar, amounts, in the eight villages, in which the eight plots of ground are situated, to 133 rupees. As it

Further release of some small Lakhiraj holdings held by the family, proposed.

seems but carrying out the object of the Government, in restoring the Rajah to his ancestral property, to withdraw all claim to tax these small holdings, the zemindars will demand a corresponding remission in their jummas, to the amount that they would otherwise have collected from the holder of the property. The English forms of the pergunnahs were too far advanced in preparation, when the subject came under notice, to admit of their alteration; and it seemed, therefore, best to introduce simply the subject here, and leave it for future report, with proper tabular statements of reduction of village and pergunnah juma from the sudder office—to which a communication has accordingly been made.

28. Occasion has been naturally taken of the season of settlement, to dispose of the different estates that, from any

Sales of estates, where the proprietary right still rests with Government.

cause, were still held in zemindaree by Government. Out of eight estates, four, in accordance with promises or plans of former Collectors, have, under authority of Government, been restored to the ex-zemindars, on their completing the amount for which they were sold by the Collector for balances of revenue, or for which they had been acquired in purchase from the auction purchaser. In two villages, where the old zemindars were deemed to possess no claim to consideration, the property was put up to auction, at the upset price of the balance, which the village had been bought in at and sold

* Realized from 4 estates restored to ex-zemindars.	2,612 1 8
Sale price of 2 estates put up to auction at the original purchase money.	5,858 2 0
Sale price of 2 escheat estates.	5,575 0 0

TOTAL RS. 14045 3 8

—the one by auction, and the other by private sale accordingly. The other two mehals had never been held by any one in zemindaree tenure, and were sold as crown lands assessed with the ordinary land tax. The cash result is given in the margin; * where also the

correspondence on the subject between this office and Government, is referred to for facility's sake.

29. There is one other mehal of importance in the district,

Shuhur Suwad Mehal. which is held by the Government in zemindaree—the Shuhur Suwad Mehal, as it is now

called; and which is composed of the old mehals of the Shuhur Suwad, hyotat and nuzzool. The first embraces the land in the vicinity of the city, that was reserved from the revenue settlement of the country for the use of the court, and in fact as the local limits of the city. No zemindaree interests were allowed to grow up within it, then or subsequently. This estate is, as it were, crown lands. The byotat was a mehal of gardens and estates, that were the property of members of the Royal family, and had fallen into decay, or had otherwise come under cultivation. The nuzzool was the ordinary escheats of the state, from the garden houses and country seats of the nobles in the vicinity of the city. Under a

former report from the Collector of Agra, these three estates, under the title of Shuhur Suwad Mehal, were let in farm for a term of 12 years, from 1243 to 1255 Fnslee; with the right reserved to Government of taking from the farm such land as might be wanted for public use or for private building purposes, without making any other allowance than a rissuldee reduction of the juma. This clause was introduced with reference to the probable wants of Government, in consequence of Agra being selected as the seat of a new Presidency. It seems now, however, desirable to simplify as much as possible the malgozaree tenure of the mehals; and to bring at any rate the zemindaree interest of that part of the Shuhur Suwad Mehal, which lies on the left bank of the Jumna, to sale. Its total area is 787 acres, its malgozaree area 630, and its cultivation 596; in which last is included a resumed maafee holding of 8 acres, held by the ex-maafedar at a low revenue rate of juma. The juma of the whole is 1,800 rupees, and its real rent-roll about 2,700 rupees. It is proposed to bring the zemindaree of it to sale in one piece; the rights of the ex-maafedar and assamees continuing as recorded in the putoti, just as they would in any other estate; and the juma remains still 1,800 rupees. Six years of the farmer's lease remain to run. A reasonable compensation will induce him to forego this claim, as though such a wholesale disposal of the property was not originally intended in the reservation noticed before; yet the scope of it is large, and would fully embrace the right of Government to carry out the rule, were the party unaccommodating, which there is no reason to suppose that he would be. The rest of the Shuhur Suwad Mehal, which is excluded from my settlements, will form the subject of part of the report of my successor, Mr. R. Alexander. In respect to it, however, I may add, that 661 acres of land, which formed part of its past area, have been excluded therefrom and re-annexed by me to the different mehals, within the mouzawar area of which the different holdings were included. It was important to get rid of so many outlying plots of ground, that in fact gave a khetbut character to each mouzah within which any of them lay. As a matter of sudder record, this change is desirable; and as a matter of simplification of village collections and accounts, it was even more so. The assets in the settlements of the different mehals have, of course, been included in the basis of their respective jummas, and the putotis fixed afterwards. During the currency of the farm, the farmer will collect, in the character of a sharer, in each village where a holding of this sort lies; and pay into the tehsildar the quota of juma fixed thereon, on account of the proper village. After the expiration of the lease, the village community will take the place of the farmer, and enjoy the zemindaree interest accruing to them proportionably to their rights in the khewut record. This arrangement is one requiring formal sanction; and it is, therefore, solicited for the satisfaction of the zemindars, that they will not be called

upon hereafter to restore these small holdings, on the plea of the property having been only placed in deposit with them as a temporary arrangement of the Collector. The reduction of the juma of the farm required by these re-annexations, will be settled in connexion with the rest of the duty of revision of juma and record of rights in the main mehal, by Mr. Alexander. In closing this subject I may, however, add, that the occasion of the part revision of this mehal has been taken, to further exclude the retee or sands of the Jumua, opposite the city of Agra, from the area of the farm: these sands were usually cultivated to the extent of 150 acres annually, and yielded superior market garden crops. But the vegetation caused impurity to the water and air on the river's banks, while the gardens blocked up the passage to and from the city and the water-side. Inconvenience was thus frequently caused to loading and unloading the river craft; and when the place was wanted for the encampment of a native chief, it could not be used; or if used, the crops were injured. The intention of not cultivating a crop has been carried out in the present year; and the abandonment of the practice will, I trust, be also approved for the future. The reduction, on this account, will be made from the juma of the Shuhur Suwad farm hereafter.

30. In carrying out the revision of the settlement of pergunnahs

Invalid lands.

Bah Pinahut and Futtehpoor Sickree, it became necessary to refer to the nature of the invalid institutions existing in both those divisions. The subject was brought to the notice of Government in a detailed shape, in 1835; when the correspondence noted in the margin* took place. These establishments were created under the Mahratta Government, for the provision of the invalids of General De Boigne and Col. Hessing's brigades: an assignment of waste land, and a pension according to rank, was made to each man. Lord Lake confirmed the

* Letter of the acting Collector of Agra to the Commissioner of the 2nd division, 13th April, 1835.

Letter of the Sudder Board to Government, 14th July, 1835, No. 348—and letter of Government in reply, dated 18th August, 1835, No. 2062.

existing tenure of these pensioners; and, subsequently, the continuance of the establishment, on the original footing, was sanctioned by the Governor General in Council in 1807: such points as remained open to doubt were disposed of in 1835 by Government, in the correspondence referred to above. Advantage has been taken of the leave therein granted, to make a settlement of the land of the invalids with the zemindars, which it is optional for the invalids to adopt or decline. If adopted, the amount assessed thereon is to be paid from the public treasury to the invalid, and the assessment added to the village juma. There are 137 invalid holdings in Bah Pinahut, and 17 in Futtehpoor. The money compensation, to be paid to each grade for the resumption of the land, was fixed with the consent of the zemindars in each estate as follows:—

Situation.	Pergunnah.	Amount per annum.	Pergunnah.	Amount per mensem.
Subadar,.....	Bah Binahut.	40 0 0	Futtehpoor.	20 0 0
Jemadar,.....	Do.	24 0 0	Do.	15 0 0
Havildar,.....	Do.	18 0 0	Do.	15 0 0
Naick,	Do.	15 0 0	Do.	15 0 0
Sepahee,.....	Do.	10 0 0	Do.	10 0 0

This privilege has been already availed of by two sepahees in Bah Pinahut, and one havildar in Futtehpoor; by which 20 rupees is added to the juma of Bah Pinahut, and 15 to Futtehpoor Sickree—and will be entered in the ensuing year's towzee accordingly. Some such arrangement as this is very necessary, when the invalids are disabled from making a long journey for a small sum; and which sum has to be collected from renters delaying or evading payment, in proportion to the weakness of the owner. One point, however, remains to be settled in respect to these establishments; for what number of lives the pension of money or land is to be continued to the family of the invalids? It seems probable that in the original constitution, the right of the invalid was only to be enjoyed by his next heir, and then lapse to Government. The invalids can shew no proof against this view of the matter; nor do any records extant give any color to the perpetuity of the right: much confusion and trouble to the Collector's office is caused by such small tenures of land and payments of money being kept up in these invalid establishments, and the admission of succession to them easily gives rise to fraud. It is proposed, therefore, that the right of succession be limited to one life; but that the possession of all heirs now in enjoyment of land or money, be respected. From this time, however, all payments of money and rent-free holdings should lapse to Government, where the party dying had himself succeeded as heir; while, where the present incumbents are themselves the original invalids, a succession for one life may be allowed—when the pensionary support in money and land will cease altogether. This limitation is consistent with the natural justice of the case. The record of the constitution of the establishments is not opposed thereto; and it is important to have such doubtful points settled, in a way conducive to the reduction of business and opportunities of fraud in the public offices.

31. A jageer of land was at first assigned to the village police in the pergunnahs of Ferozabad and Khundowlee ; but in the remaining divisions a money provision was made, in accordance with the permission granted in the minute of the Governor General, North Western Provinces, dated 10th January 1840, to the chowkeedar and bullahurs, as one or both of those servants were required in each estate. This mode of provision was approved of by the Magistrate ; and lists of the number of chowkeedars and bullahurs required, furnished for each pergunnah to the settlement office. The assignment of a money allowance does not agree so well with the filling up of the revenue forms, as the grant of a jageer ; for the variation in the extent of the police dues in different estates, is not always proportioned to the difference of area or juma ; so that the comparative range of assessment is disturbed, by this new element of deduction from gross rent assets. This difficulty could, however, only be avoided by assessing police dues in a pergunnah aggregate, and distributing them by an equal per-centage upon the rent assets of the different estates. Such a change, even if politic, was, however, too important for me to press forward during the currency of settlement duty : and, moreover, by noticing the police dues, commonly in the detailed remarks of form III appended to each village, the variation in the range of assessment and average acre-rate, if created by this difference of demand for police dues, is at once shewn ; and the ordinary tests of comparison of the equality of assessment can be, to all substantial purposes, *mutatis mutandis*, applied. The charge is certainly a very considerable one ; but the cost is not of necessity increased by the assignment being a fixed money payment to chowkeedars and bullahurs. The village police have, in Agra, always been accustomed to receive a money allowance, varying from three rupees to two rupees per month, under arrangements made by the earlier Magistrates, with the consent of the zemindars. When the size of the district and its vicinity to foreign states—the sub-division of property and the liability of the population to extreme distress from drought and famine, by reason of the soil being so dry and water so low from the surface, are studiously taken into consideration—the necessity of a village police of considerable strength will be at once seen. The area of the whole district is indeed 1861 square miles. The amount of the police dues, in money and land, is given below.*

	* No.	Jageers in land.
Ferozabad chowkeedars,	131	721 acres.
Khundowlee chowkeedars,	133	778 ditto.

	* Chowkeedars.		Bullahurs.		Total.	* The pay of the chowkeedari in Furrāh was fixed at 35 Rs. per annum, and of the bullahur at 15 Rs. previous to the issue of the Governor General's resolution; and much inconvenience would have been caused by the remodelling of the arrangement.
	No.	Pay.	No.	Pay.	Pay.	
Furrāh,	220	7,700	110	1,650	9,350	
Huzoor Tehsil, ...	235	8,460	123	1,476	9,936	
Iradatnuggur, ...	169	6,084	113	1,356	7,440	
Futtehabad, ...	185	6,660	123	1,476	8,136	
Bah Pinahut, ...	265	9,540	172	2,064	11,604	
Futtehpoor Sikkree,	150	5,378-4	100	1,192-12	6,571	
Total, ...	1,224	43,822-4	741	9,214-12	53,037	

By a reference to former remarks, it will be seen that, on the whole, a large reduction of juma has been allowed to this zillah. The necessity of providing jageers of land to the village police, was the main circumstance that induced me to frame my general calculations, so as to assess a juma which, with the police dues, should be more or less equal to that hitherto paid by the zillah. Thus the net gain of the district from the new settlement was, that the village communities received an improved village police for the protection of their lives and properties, while the expense was shifted from themselves upon the state. In short, the zillah appeared to me with its old juma over-assessed, to the extent that police dues had been paid before the settlement, to be paid after the settlement, by the zemindars without deduction on that account.

32. At a season of making permanent provision for the village police of the country, it became of course incumbent on the settlement officer, in communication with the Magistrate, to dispose, finally, of such land as had, in this district, been assigned in support to parties who, under the name of piyadah, had received appointments, the duty of which was the charge of the municipal police of the times. Three large grants of this kind have continued, since the Jat rule, unimolested, in this part of the country, to the present day. Two of them were in the country-towns of Pinahut and Butteysur in the Bah Pinahut pergunnah—and one in the village of Oogurpurah, adjoining the town of Bah. Two other small service holdings of the same kind existed also in the same division. The extent of land thus held in jageer amounted to 909 acres, and the number of the police force was 111 privates and 1 jemadar. The average holding of each member of the service, was about 8 acres; and the income which they derived by cultivating their holdings with their own hands, ranged from two to two and half rupees per mensem. Since the

Service lands to police of native rule.

conquest, this force has ranked as part of the police force of the country ; and service, more or less substantial, has been extracted from it by the different thanadars of Pinahut and Bah, in controlling the turbulent population of our provinces, and in checking the inroads of the predatory tribes lining the right bank of the Chumbul. Its use, however, was, by no means, equal to its cost. The situation was claimed as a right of inheritance, and the right then formed a subject of contention. The organization of the burkundaz force, rendered it manifold more valuable than that of the zimya chowkeedars ; so that their estimation has gradually sunk very small in the eyes of successive Magistrates, and their abolition become a matter scarcely to be avoided. The chowkeedars themselves seemed all very ready to accede to any plan that might be devised, for reconciling their future subsistence and the interests of Government. The case was, therefore, with their consent, disposed of under clause 8, section V, Regulation IX, of 1825—and the sanction of Government to the resumption is solicited. Each zimya chowkeedar has been allowed to retain his service land at low revenue-rates, about half the natural rent assets ; and a reduced police force, of the same character as the rest of the new village police, has been created, for the protection of the towns, where the duty of the piyadah force lay. In lieu of 25 men at Butteysur, ten have been appointed ; of 64 at Pinahut, 15 ; and of 21 at Bah, besides a jemadar, 8. The allowances of the chowkeedars newly appointed, are included in the police dues of Bah Pinahut, given in the previous paragraph. The number of new chowkeedars has been reduced to less than one-third of the old zimya piyadahs ; and a further saving could not have been made with safety to the public peace : at any rate, not until any general revision and remodelling of the entire police force—burkundaz and village—is made in a spirit of improvement, as well as on a mere consideration of relative charges.

33. All outstanding balances of land revenue and tucavee, up to the close of 1247 Fuslee, have come under my adjustment as settlement officer. The abstract present state and disposal of the aggregate amount is given in note F, in the appendix ; from which it will be seen that the balances reserved for immediate realization are but three, and those included in the suspended balance book but nine.

The total of the former being rupees 10,413-10-8, and rupees 5,490-11 being the amount of the latter. The sum of rupees 1,08,340-1-7½ was admitted to report, for remission on account of districts and land lying uncultivated ; and the sum of Rs. 1,04,281-4-9 requires to be written off the accounts, on account of reduction of juma at the former and present settlement, and by reason of land being included in the cantonments of Agra. The whole of these balances, as arranged for remission in the new forms of the Sudder Board, were sent up by myself from the Collector's office, on

December 31, 1840, in letter, No. 381 ; and when orders are passed upon those forms, the whole outstandings of the office will be disposed of, with the reservation of the twelve items noticed in the note F, in the appendix.

34. Among the other matters of local interest coming forward at

Character of the bound- the settlement, it would also have been proper to
dary line. notice the inconvenience that is caused by the

want of a well-drawn boundary line between this district and the native states of Bhurtpoor and Dholepoor. The subject, however, has been taken up by Government itself ; and the remarks here made may, therefore, be simply confined to a record of the interchanges of area that are required to secure the object in view. By a view of the maps of pergunnahs Furrah and Futtehpoor Sickree, which adjoin the Bhurtpoor country, it will be seen that three villages of the Bhurtpoor country are included within the boundary of the Agra zillah : mouzah Dhurmbarah, area 1240 acres, within the pergunnah Furrah ; and mouzahs Khara 950 acres, and Kerahi 890 acres, within the pergunnah of Futtehpoor. On the other hand, one village of Phulwara, area 762 acres and juma 550 rupees, which belongs to Agra zillah, pergunnah Furrah, is situated within the boundary of Bhurtpoor ; and Mai Gujur, of this zillah, is separated from pergunnah Futtehpoor Sickree in the same way. Its area is 371 acres, and juma 402 rupees. If, therefore, an interchange were proposed, the area to be given up by Bhurtpoor would be 3,080 acres, and that to be ceded in lieu thereof would be 1,133 acres only. Both the Agra villages yield a low revenue and average acre-rate ; that of Phulwara being but thirteen annas on the acre of cultivation, with but 22 in every 100 acres of cultivation, irrigated ; while that of Mai Gujur is rupees 1-11-0 on cultivation, with 43 of irrigated surface : some further compensation would, therefore, be required, most probably, by the Bhurtpoor state, before it consented to the interchange of the villages noticed above. In respect to the Dholepoor side of our boundary, it will be seen, by a glance at the map of Surhendee, that the Agra village of Indaoli, area 695 acres, juma rupees 1,038, and acre-rate of cultivation rupees 2-2-4, is cut off from the Surhendee pergunnah by the Dholepoor area intervening. The transfer of such a village to Dholepoor, in accordance with the views of Government, seems desirable. On the other hand, about 50 acres, more or less, of which three fourths may be under cultivation, exist as a holding belonging to the village of Salawutt, in pergunnah Rajakheyra, in the Dholepoor country ; but are included within, what may be called, the natural boundary of mouzah Nehborah, in pergunnah Futtehabad, zillah Agra. The holding is termed Ghaglee, and is excluded from the revenue survey area of mouzah Nehborah : as, however, it lies on the left bank of the Outungun stream, which may be termed the natural boundary between the Dholepoor country and Fut-

tehabad pergunnah, its transfer to Agra, from all considerations, political and revenue, seems desirable. By carrying on a glance at the Bah Pinalut boundary, it will be seen that the line at the north-west angle of the pergunnah is much broken. The villages of Jerga and Samauna, which belong to Bah Pinalut, are isolated from the rest of the pergunnah. The neck of land, that thus separates these two villages from the main part of the pergunnah, belongs to Dholepoor. The area of this neck of land was not measured by the survey; but by a calculation made by myself, it will not be found, probably, to be less than 2154 acres. The land belongs mainly, if not entirely, to the village of Tindaolee, in Dholepoor. The soil is very superior and productive. It is of the Reha Bareinda chiknote class, noticed in the table of soils. This soil too, forms the area of Jerga and Samauna; so that a cultivation acre-rate of rupees 2-4-4, with 33 in every 100 of irrigation, is obtained in Jerga—and of rupees 2-6-10, with but 12 of irrigated surface, in Samauna. The area of the former is 120 acres, and of the latter 135½: total 147½. The acquisition of this neck of land, as the connecting link between Jerga, Samauna and Reha Bareinda, seems, on every account, preferable to the cession of the two former estates to the Rana of Dholepoor. The Chambul river forms the boundary between Agra and the Gwalior state; and here no change could improve the arrangements of nature. The interchanges noticed above are so few, and the area so small, that I have not attempted to make any calculations of value. I must not, however, permit myself to keep back my opinion, that any interchange of such villages, and of their inhabitants, in at least this quarter of Upper India, will be felt by our subjects as a most grievous evil. The difference between constitutional liberty and rights of property on the one hand, and a despotism unchecked by the action of any public opinion in adjoining states, or the power of a certain control by popular revolt, speaks for itself. Nothing short of perfect helplessness in respect to remonstrance, would ever induce any Agra zemindars to consent to pass again under the yoke of any Native state whatever. I would myself fervently pray, that no such locally cruel a measure may ever be rendered necessary by general boundary considerations.

35. Though the general report on the sudder 'and mofussil establishments, which will have to be furnished on the completion of the settlements, will be the more suitable occasion for the introduction of remarks about the re-building and repair of the tehsildaree cutcheries, and also in respect to changes in the station of thannas or tehsildarees; yet the advantage of one change is so obvious, that I cannot forbear to record my opinion upon it in this report, for your notice and the future reference of the Collector's office. I would earnestly suggest the removal of the tehsil-

Station of tehsildarees.

daree station of Khundowlee, from the town of that name to the qusbah of Itnadpoor. The new station is far more central for superintendence and resort than the old one. Indeed, the mean distance of all the villages in the division is ten miles and six furlongs from Khundowlee town, and but six miles and four furlongs from Itnadpoor. Itnadpoor, too, being on the high military road to the west, the change would assist the Magistrate and Collector, in respect to furnishing of supplies and other aid to the march of troops; more than the removal of the sudder establishment from Khundowlee—where a thanadar is already stationed—would inconvenience them. The removal of the head quarters of the Surhendee tehsildaree has been approved by myself, on former views of the subject. But, at this time, no accurate topographical maps were in existence, and distances could only be got at by loose conjecture, and almost as loose native calculations. From the survey maps, I now find that the mean distance of Surhendee town, from all the villages in the division, is nine miles; while that from Kheragurh, is but nine miles and four furlongs. The inconvenience of the Ootungun torrent cutting off the communication for transmission of dawk, or office attendance, between qusbah Surhendee and the main part of the zillah, for days, during the rains, would not be compensated by the saving of half a mile in the mean distance. Pinahut town, as compared with

* Pinahut is twelve miles one furlong, and Bah but eight miles one furlong, from all the villages in this division (khalsa and masfee), the jagheer of the Buddawar Rajah comprising thirty; but the distance of the tehsildar's office from this jagheer is of no consequence.

Bah, is as ten miles* seven furlongs to eight miles from the different khalsa estates in the tehsildaree. But police considerations render Pinahut the more suitable in this wild and broken country; with Dholepoor and Gwalior forming two sides of a triangle at the north-western quarter of the division. No other part of the district seems to require any anticipation, on my part, of the future arrangements of the zillah officers and yourself.

36. Before concluding this report, I would wish to introduce the subject of the reform of the canoongoe establishment. This arm of the revenue administration has always been a most important one in this part of the North-Western Provinces: and though the gradual introduction of fixed principles and defined rights into our system of collection and malgoozaree occupancy, had deprived the canoongoe's office of much of its influence, even before the commencement of the new settlement—with its scientific boundary and area surveys—its record of malgoozaree interests and village rights; yet a new class of duty, analogous to that intended for or discharged by the canoongoes of the old school, has been created which can best or rather alone, be performed completely by this class of officers. The orders of the Sudder Board, in respect to carrying

Canoongoe establishment.

forward the record of proprietary possession and tenancy in the entire zillah, by the putwarees' filing annual jumabundees according to the original field map and registers of proprietary mutations, require machinery for methodical execution in due season. This machinery exists in the canoongoe's establishment; and without its aid and use in these respects, the chance of disappointment in maintaining the complete accuracy of the village accounts and registers for the future, will be greatly increased. I have carefully re-perused the correspondence that has passed on the subject of the abolition and remodelling this office in 1808, 1828 and 1831: and I am, by no means prepared to allow, that the office was a sacrifice of public money, even under the relaxed control of Collectors ten and twenty years back. The canoongoes were indispensable to the tehsildars, subject as those latter officers were to changes, that prevented their remaining long enough in any tehsildaree for acquiring a masterly knowledge of its agricultural and revenue capabilities. In adjusting disputes, effecting butwarrahs and such like matters—requiring local information and influence, in this zillah, and indeed in this part of the country—the services of these men have been most valuable and successful. But though the capacity for employment was elsewhere little availed of, even that objection to retaining this establishment now falls to the ground; for on the canoongoe, more than on the tehsildar, must the burden of arrangement and direction of the supply of the annual village papers fall. The present monthly charge of the canoongoe's establishment in this zillah, is 575 rupees, or 6,900 rupees per annum. The revised scale of establishment, and the removals and appointments, which I would propose to carry out on this important object, are given in the

* Note G.

appendix to this report, note G.* The expenditure remains without increase. Two canoongoes, first and second, have been assigned to each tehsildaree—the salary of the one being 30, and of the other 25 Rs. per month: while the creation of a new office of sudder canoongoe and naib, the one on a salary of 50 Rs. and the other on 30 Rs., has been embodied in the scale, to complete the chain of connexion between the Collector's records and the village communities, by a centralized power of detailed direction and control. Without some such office as this, it is much to be feared that the village accounts and registers may miss that searching attention and collation at head quarters, which alone can keep up the preparation of detailed and figured papers, in system and accuracy, by a race of poorly paid servants like putwarees. The parties selected by me for filling the offices of sudder canoongoe and deputy, Matabroy and Narain Doss, have been in attendance upon me throughout the settlement; and the duty of superintendence of the working of the new system of village accounts, could not be intrusted to better hands. It is not proposed to vest these officers with any independent charge. They will act in entire subordina-

ton to the serishteldar, and in co-operation with the mohafiz duftur. They will, in fact, be but reporters and registrars of the new system of village registry and account. Still, if their services be properly availed of by the European head of the zillah, there seems no reason why they may not act as the main-spring to work the new system, without the introduction of abuses, or disorganization of the existing balance of authority among the sudder officers. No objection, on the score of hereditary rights, can be raised to thus remodelling the office, and to the removal of such parties as cannot discharge the duty for which they are retained and paid. In 1803, the constitution of the office was subjected to entire revision, and qualification made the sole claim to incumbency by the Board of Commissioners: and again in 1822, the Board of Revenue in the North Western Provinces, distinctly declared that no claim, on the simple ground of inheritance, could be advanced to the office. Any parties, however, who may now be removed, and whose disqualification arises from old age, will, after the required medical examination, be reported for pension.

37. To prove that in my remarks on the office of putwaree in para. 20th, and on that of canoongoe in the preceding one, I have not over-rated the necessity of the creation of new, and the strengthening of old machinery, I would simply state the facts, that the number of fields in one pergunnah, Bah Pinahut, amounted, by the survey returns, to 82,325; and this pergunnah, in culturable area, exceeds, in no great degree, the average of the zillah; and that the average holding of each member of the proprietary body is, even after the desolation of the famine, 26 acres. The average in 91 estates is indeed below this range, and in 47 is actually less than 15 acres.* Without the greatest industry,

Canoongoe establishment continued.

* Average extent of holding of each sharer in the villages in Bah Pinahut.

Number of villages.	Average holding of each share.	Number of villages.	Average holding of each share.	Number of villages.	Average holding of each share.
2	less than 2 acres	15	30	1	more than 1000
3	ditto 5	20	40		
5	6	7	50		
3	7	18	75		
3	8	6	100		
2	9	10	200		
3	10	1	300		
26	15	1	500		
28	20	1	600		
16	25	1	800		

This table only includes 172 estates, and was prepared from rough data before the khewut papers were completed. As an approximation to the truth, it will serve to show the character of the minute subdivision of property among the Rajpoot and Brahmin fraternities. The remaining estates were resumed inasfar as the proprietary interests of which had not been settled.

method and vigilance, the posting of the changes of such a mass of sub-divided holdings, as this state of things exhibits, cannot possibly be hoped for; and this position of things must plead my excuse, for the urgency of my arguments on the subject of the offices of pergunnah and village record and account. I would, further, only observe on this subject, that if orders could be passed without delay on this proposition, so as to enable the Collector to set the revised establishment of canoon-goes at work, from the commencement of the ensuing Asar or June next, a great step would be made to secure the end in view: while, if one season be allowed to pass by, it will afterwards be difficult to retrace the lost ground.

38. In concluding my report, I would wish to shortly observe on the merits of such of the officers, as have been
 Native Deputy Collectors. most conspicuous in bringing the settlement to a conclusion; as well as on the wants of the district in respect to Deputy Collectors. Mahummud Daood is the only permanent Deputy Collector now attached to the zillah. His long residence at Agra, and his intimate acquaintance with all the heads of society, have been found by me somewhat to interfere with his complete devotion to his duty, at seasons of much and troublesome pressure of business. The external stimulus of a change to another zillah, will render him a very valuable officer. I have nothing to prefer against this officer warranting removal from office. His fault is, merely being tempted by the charms of society and home, and led by the influence of old habits to respond, less than he should, to my demand in settlement work for his exclusive energies. Should this officer's removal to another zillah appear proper, I would beg to recommend that there be appointed two Deputy Collectors, permanently, to this district. The two officers that I would wish to nominate for the situations, are Lalla Huckoomut Roy, and Hurree Shunkur, both tehsildars in this zillah, of long revenue experience, of much information and natural talent. With the appointment of two officers of the qualifications of these parties, I would trust that this arm of the revenue administration in this zillah would continue very effective, and quite equal to all the duties growing out of the new system, in which the aid of this class of officers is needed and inculcated. I cannot, too, refrain from adding here, for your own notice, that the services of the officer permitted by the Board to quit his tehsildaree temporarily to act as serishtehdar of settlement, Lalla Busheyshur Deyal, have been beyond all praise, in respect to industry and zeal. He has formed himself, by three years of earnest devotion to settlement duty, into a most valuable officer of the new school. I would trust, that if Hurree Shunkur is promoted from a tehsildaree to the office of Deputy Collector, Busheyshur Deyal may be select-

ed to fill the grade of tehsildar thus vacated, which is the highest in the district, the allowance being 250 rupees.

39. A glossary has been given in the appendix,* of agricultural words which have been used in the report and forms, and the local meaning of which may not be known far from the zillah.

Glossary.

* Note H.

ZILLAH AGRA,
SETTLEMENT OFFICE; }
30th April, 1841.

I have the honor to be, &c.,

C. G. MANSEL,

Sudder Settlement Officer.

NOTE A. REFERRED TO IN PARAGRAPH 8TH.

Table of Prices of Agricultural Produce and other Articles together with the Exchange of local Currencies in the City of Agra—Weight being given in the Standard Seer of 80 Tahuls, from the year 1812, prepared from the Kotwalee Records.

A. D.	Wheat, Barley.	Gram.	Juar.	Bojra.	Mash.	Moong.	Moth.	Nihari Rice.	Anjua Rice.	Urhar Dal.	Tillee.	Mustard.	Oil.	Goor.	Ghee.	Sambhar Sal.
1812.	M S C M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C	M S C
1813.	0 33 14	1 10 15	1 8 51	1 3 51	1 12 1	1 12 1	1 8 21	9 20 19	7 0 19	14 0 36	8 0 17	8 0 24	4 0 7	12 0 15	1 0 3	8 0 11
1814.	0 20 9	0 25 3	0 21 7	0 25 6	0 23 11	0 21 11	0 23 9	0 15 10	0 16 7	5 0 13	8 0 16	6 0 5	13 0 12	14 0 13	0 10 12	1 0 3
1815.	0 30 7	1 4 11	0 33 1	0 31 3	5 0 238	1 0 32	9 1 212	0 18 4	0 23 3	0 21 0	0 19 6	8 0 22	0 18 1	0 12 1	0 3	0 11 12
1816.	1 1 9	1 22 7	1 7 15	1 18 8	1 13 7	0 33 10	1 11 6	1 15 12	0 30 3	0 23 14	0 36 11	0 25 12	0 15 0	16 0 12	0 3	0 11 8
1817.	0 34 10	1 15 8	0 39 3	1 8 15	1 5 3	0 31 8	1 1 9	1 5 0	0 18 6	0 21 10	0 24 12	0 19 7	0 25 1	0 8 4	0 13 10	0 3
1818.	0 28 0	0 39 10	0 32 1	0 31 11	0 32 9	0 31 4	0 39 6	1 5 0	0 14 3	0 18 0	0 24 8	0 18 3	0 10 4	0 13 0	0 11	0 12 9
1819.	0 18 3	0 22 15	0 18 15	0 21 12	0 19 14	0 19 6	0 18 13	0 22 0	0 12 8	0 13 13	0 15 1	0 10 8	0 15 1	0 14 0	0 2	0 9 13
1820.	0 17 1	0 22 12	0 20 9	0 21 10	0 21 12	0 22 1	0 23 0	0 23 3	0 12 8	0 14 9	0 10 11	0 8 12	0 9 5	0 14 0	0 4	0 2 9
1821.	0 17 1	0 21 10	0 20 1	0 19 4	0 19 14	0 20 5	0 20 4	0 21 9	0 13 2	0 14 13	0 12 6	0 10 10	0 11 12	0 4 1	0 7 13	0 5
1822.	0 26 14	0 37 15	0 26 1	0 32 12	0 35 11	0 27 3	0 27 9	0 29 10	0 10 10	0 19 12	0 22 12	0 13 8	0 18 12	0 5 14	0 10	0 10 5
1823.	0 30 4	1 6 9	0 34 1	1 0 37	3 0 37	14 0 38	4 0 39	7 0 39	8 0 17	2 0 21	0 33 10	0 13 6	0 22 13	0 6 1	0 11 6	0 2 7
1824.	0 24 5	0 35 1	0 39 9	0 29 4	0 29 11	0 33 0	0 31 2	0 36 4	0 14 8	0 16 6	0 34 13	0 12 4	0 17 5	0 5 0	0 11 0	0 2 3
1825.	0 31 6	1 4 8	1 6 14	0 38 1	0 36 12	1 3 0	0 38 1	1 4 4	0 16 1	0 19 2	0 38 8	0 14 7	0 19 14	0 5 12	0 14 8	0 10 12
1826.	0 27 14	0 36 2	0 34 12	0 30 11	0 28 14	0 23 15	0 28 6	0 15 6	0 18 1	0 36 9	0 12 3	0 18 12	0 5 12	0 12 2	0 2	0 10 13
1827.	0 19 12	0 25 14	0 24 0	0 24 4	0 23 11	0 19 11	0 22 5	0 25 11	0 12 3	0 13 9	0 22 12	0 12 14	0 18 4	0 6 0	0 10 15	0 2 11
1828.	0 21 14	0 32 10	0 33 9	0 33 4	0 30 6	0 27 2	0 32 10	0 35 10	0 13 2	0 16 1	0 30 12	0 14 11	0 19 15	0 6 3	0 9 1	0 2 8
1829.	0 30 12	1 2 3	0 36 2	0 39 11	0 36 10	0 26 5	0 30 13	0 39 5	0 14 3	0 17 12	0 38 1	0 10 15	0 25 0	0 7 14	0 12 6	0 2 11
1830.	0 36 4	1 11 11	1 10 0	1 1 6	1 4 12	0 39 5	1 4 7	1 5 0	0 18 0	0 22 13	1 3 9	0 21 4	0 29 7	0 8 0	0 14 13	0 2 10
1831.	0 34 13	1 6 1	0 5 4	0 39 11	0 39 8	0 34 8	0 34 9	1 1 6	0 17 1	0 21 5	0 36 15	0 17 9	0 24 9	0 8 2	0 11 7	0 3 4
1832.	0 31 7	0 39 7	0 39 5	0 31 12	0 31 9	0 29 15	0 29 2	0 33 8	0 18 2	0 22 0	0 23 3	0 18 9	0 24 7	0 7 15	0 10 3	0 4 0
1833.	0 34 7	1 6 13	1 7 6	0 37 6	0 33 2	1 0 37	1 0 1	2 8 0	0 18 2	0 21 6	0 37 4	0 17 4	0 22 10	0 7 6	0 12 14	0 2 11
1834.	0 31 2	0 39 11	0 37 13	0 32 9	0 30 14	0 30 12	0 27 5	0 34 0	0 17 8	0 20 3	0 32 8	0 12 0	0 16 10	0 5 5	0 14 2	0 2 11
1835.	0 25 0	0 33 9	0 28 1	0 27 6	0 28 6	0 20 7	0 19 13	0 34 0	0 16 12	0 19 2	0 20 4	0 14 14	0 17 8	0 6 3	0 11 13	0 2 12
1836.	0 29 9	1 2 14	0 35 11	1 1 2	0 38 8	0 34 12	1 0 9	1 5 0	0 16 5	0 19 9	0 17 0	0 16 6	0 19 11	0 7 3	0 11 3	0 2 0
1837.	0 32 0	1 4 11	1 3 8	1 0 10	0 34 3	1 0 10	1 1 4	1 5 0	0 15 1	0 18 5	0 24 9	0 17 2	0 23 15	0 6 9	0 10 10	0 3 0
1838.	0 23 3	0 29 9	0 29 9	0 25 12	0 25 15	0 22 12	0 26 3	0 30 2	0 12 9	0 14 9	0 20 0	0 16 5	0 16 5	0 6 9	0 11 10	0 3 1
1839.	0 13 0	0 16 0	0 13 3	0 20 0	0 18 12	0 14 8	0 14 6	0 16 4	0 9 8	0 11 1	0 11 0	0 13 4	0 19 0	0 4 2	0 9 11	0 3 0
1840.	0 20 4	0 28 10	0 24 9	0 30 0	0 31 2	0 25 15	0 29 13	0 30 0	0 14 11	0 16 11	0 23 1	0 13 4	0 19 0	0 6 6	0 12 6	0 2 2
1841.	0 23 1	0 29 10	0 27 3	0 28 1	0 28 9	0 25 14	0 30 5	0 30 6	0 13 8	0 15 8	0 26 5	0 16 10	0 23 0	0 7 8	0 13 9	0 3 7

(Continuation of Table of Prices, &c.)

A. D.	Dasee	Wheat	Milk.	White	Missa	Juwar	Babul	Kurree.	Peeloo.	Jhow	Dried	Cotton	Goat's	Flesh.	Dis- count on Gwa- Bhuth- lior Rupees per 100.	Dis- count on Gwalior poor Rupees per 100.
	'Salt.	Bhusse.		Bhusa.	Bhusa.	per 100 bundles	Dhak Wood.	Wood.	Wood.	Wood.	Cow Dung.	per Maund.	Binaula		per 100.	Rupees
1812	M.S.	C.M.S.	C.M.S.	C.M.S.	C.M.S.	C.R.A.P.	M.S.	C.M.S.	C.M.S.	C.M.S.	C.M.S.	C.R.A.P.	M.S.	C.M.S.	C.R.A.P.	C.R.A.P.
1813	0 0 1 21	8 0 31	15 3 8	2 3 5	8 2 3	5 8 2	15 3 8	2 3 5	8 2 3	5 8 2	15 3 8	2 3 5	8 2 3	5 8 2	15 3 8	2 3 5
1814	0 0 0 35	1 0 24	4 2 12	3 8 12	12 3 1	6 3 25	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10
1815	0 0 1 12	1 0 23	9 4 34	3 8 17	6 1 7	1 3 15	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10
1816	0 0 1 26	5 0 26	15 4 33	3 8 22	6 1 14	9 3 15	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10	0 4 10
1817	0 0 1 17	0 0 30	1 5 27	5 3 7	2 1 8	10 3 15	13 4 0	0 4 14	2 4 34	2 11 26	10 11 2	6 0 0	0 0 20	13 4 6	8 0 10	0 62 0
1818	0 0 1 1	1 6 0	28 11 3	26 5 3	7 12 2	8 2 3	20 4 0	0 4 14	7 8 30	0 10 21	10 11 2	0 0 0	0 0 19	2 4 1	3 0 4	0 0 67 0
1819	0 0 0 80	2 0 23	2 15 7	1 29 8	1 14 6	3 8 1	5 3 8	5 3 11	0 4 0	0 8 25	0 10 10	8 0 0	0 0 16	0 2 0	0 0 10	0 0 8 0
1820	0 0 0 31	14 0 24	6 3 7	9 2 16	2 21 2	9 2 20	0 2 30	0 3 6	7 8 10	0 9 18	5 11 13	9 0 0	0 0 17	4 4 0	8 2 4	0 0 0
1821	0 0 0 27	1 0 24	4 2 37	0 2 27	1 2 14	4 2 20	0 3 1	0 2 30	0 3 1	0 2 30	0 3 1	0 2 30	0 3 1	0 2 30	0 3 1	0 2 30
1822	0 0 1 11	1 11 0	23 3 3	25 15 3	10 9 2	4 2 3	6 3 11	9 0 0	0 4 0	0 8 15	8 18 5	11 7 2	0 0 16	0 5 9	5 0 10	0 67 0
1823	0 0 1 3	8 0 23	6 3 7	2 37 10	2 9 1	2 10 13	3 0 3	0 3 10	0 4 0	0 8 25	0 10 10	8 0 0	0 0 16	0 2 0	0 0 10	0 0 8 0
1824	0 0 1 16	9 0 24	4 3 12	1 3 2	2 2 6	4 2 13	5 2 3	0 3 8	5 3 3	10 9 30	0 13 3	0 0 0	0 0 14	5 2 1	2 1 3	0 251 0
1825	0 0 0 17	8 0 24	4 2 34	5 3 19	11 5	1 9 2	0 2 30	0 3 0	0 8 20	0 8 38	5 13 1	0 0 0	0 0 15	8 2 9	7 1 2	0 581 0
1826	0 0 1 39	7 0 21	1 12 16	15 2 9	6 2 14	2 2 0	0 4 0	0 2 30	0 3 10	0 8 16	0 9 9	7 10 0	0 0 14	12 4 9	5 1 11	0 472 0
1827	0 0 1 6	4 0 19	12 3 18	6 3 18	6 1 15	6 2 0	0 0 0	0 2 30	0 3 10	0 8 16	0 9 9	7 10 0	0 0 14	12 4 9	5 1 11	0 472 0
1828	0 0 1 15	0 24 11	4 6 3	20 2 2	2 2 2	3 2 0	0 2 30	0 3 10	0 8 16	0 9 9	7 10 0	0 0 14	12 4 9	5 1 11	0 472 0	
1829	1 7 1 14	4 0 22	7 3 31	2 3 26	2 11 4	4 2 7	0 13 2	20 10 3	8 2 10	0 9 25	5 9 10	2 0 0	0 0 14	12 4 9	5 1 11	0 472 0
1830	1 7 1 14	4 0 22	7 3 31	2 3 26	2 11 4	4 2 7	0 13 2	20 10 3	8 2 10	0 9 25	5 9 10	2 0 0	0 0 14	12 4 9	5 1 11	0 472 0
1831	1 14 1	1 12 5	0 27 3	3 3 17	0 3 0	2 2 0	0 0 0	0 2 30	0 3 10	0 8 16	0 9 9	7 10 0	0 0 14	12 4 9	5 1 11	0 472 0
1832	1 10 10	1 15 3	0 26 15	4 1 4	3 3 3	4 2 7	2 2 1	10 3 0	0 2 25	13 4 0	0 10 30	0 11 13	5 1 19	3 0 1	6 2 14	0 0 73 0
1833	1 9 0 1	12 9 0	24 15 3	9 9 9	3 12 3	7 10 2	0 2 10	0 8 13	8 2 23	0 3 36	8 10 11	10 15 0	1 7 1	15 12 6	12 7 2	0 14 0 89 0
1834	1 12 12	1 0 40	23 4 16	9 3 1	11 2 2	7 10 2	0 2 10	0 8 13	8 2 23	0 3 36	8 10 11	10 15 0	1 7 1	15 12 6	12 7 2	0 14 0 89 0
1835	0 31 4	1 11 11	0 23 7	4 0 3	3 8 1	0 11 1	7 12 2	8 4 0	0 2 18	7 8 32	9 5 0	9 13 6	1 14	0 0 17	8 9 2	3 4 4 191 0
1836	0 24 1	1 16 13	0 23 13	4 16 14	3 26 4	2 2 0	7 8 0	0 2 20	0 0 0	9 5 0	9 13 6	1 14	0 0 17	8 9 2	3 4 4 191 0	
1837	0 26 7	0 38 0	0 20 10	2 38 5	2 21 7	2 14 6	6 2 9	2 20 13	0 0 0	9 5 0	9 13 6	1 14	0 0 17	8 9 2	3 4 4 191 0	
1838	0 25 6	0 26 11	0 10 14	1 38 4	1 27 14	0 0 0	2 10 13	1 35 13	20 5 3	3 12 10	9 6 1	6 11 0	13 6 3	3 1 0	10 11 0	0 0 0
1839	0 24 5	1 21 3	0 18 13	3 3 3	18 6 1	2 5 2	9 8 0	0 0 0	0 2 31	11 8 30	9 6 1	6 11 0	13 6 3	3 1 0	10 11 0	0 0 0
1840	0 25 10	1 1 5	0 23 14	3 36 10	3 0 0	1 5 11	2 10 6	0 0 0	0 3 10	0 8 3	9 13 6	1 14 0	13 6 3	3 1 0	10 11 0	0 0 0

A QUINQUENNIAL TABLE of the average price of Grain in the Agra market, prepared from the preceding table.

Years.	Wheat.		Barley.		Gram.		Juar.		Bajra.		Mash.		Moong.		Moth.		General average of Grain.										
	M.	S.	C.	M.	S.	C.	M.	S.	C.	M.	S.	C.	M.	S.	C.	M.	S.	C.									
From 1812 to 1816..	0	32	3	1	7	12	0	37	15	1	3	4	1	1	5	0	31	5	0	38	10	1	3	5	0	39	7
” 1817—1821..	0	21	6	0	28	15	0	23	8	0	25	6	0	25	15	0	24	0	0	25	12	0	27	5	0	25	4
” 1822—1826..	0	26	11	0	37	9	0	36	4	0	31	14	0	31	6	0	31	5	0	31	1	0	34	13	0	32	9
” 1827—1831..	0	31	0	1	2	6	1	0	13	0	33	9	0	36	8	0	31	7	0	34	5	0	39	5	0	36	12
” 1832—1836..	0	30	6	1	1	8	0	38	6	0	36	0	0	33	6	0	33	5	0	33	5	0	36	10	0	35	5

The difference between the first and last average, is about 11 per-cent. rise in price in money value.

NOTE B. REFERRED TO IN PARAGRAPH 14.

STATEMENT Shewing the Statistical Data of Revenue Settlement, from which the Average cultivated Acre Rates, with the proportion of Irrigation in every 100 Acres of Cultivation, and of Waste in every 100 Acres of Cultivable Area, were supplied to form the Map shewing the comparative Range of Assessment of Land Tax in the Agra District, and part of the Central Doab.

Zillahs.	Pergunnahs.	New juma.	Old bunjur.	CULTIVATION AND FALLOW.				Total cultivation.	Acre rate on culturable land.	Acre rate on cultivation including new bunjur.
				New bunjur.	CULTIVATION AND FALLOW.		Total cul- tivation and fallow.			
					Irrigated.	Not irrigated.				
MUTTRA, ...	Aring, ...	46,375	7,088	2,060	2,963	23,895	28,908	35,986	1 5 6	1 10 9
	Goverdhan, ...	22,469	1,850	1,286	2,132	8,531	11,949	13,799	1 9 7	1 14 1
	Julesur, ...	2,42,445	4,267	2,824	59,517	28,782	91,123	95,990	2 8 8	2 10 6
	Kosi, ...	1,63,003	4,885	1,730	13,908	63,281	78,979	83,864	1 15 1	2 1 0
	Muhabun, ...	1,67,896	11,311		28,033	28,472	56,505	67,816	2 7 7	3 0 4
	Maat, ...	1,19,890	6,763	2,469	22,735	23,462	48,606	55,439	2 7 2	7 5 4
	Nooh Jheel, ...	1,31,742	7,604	1,967	18,594	34,252	54,813	62,477	2 1 8	2 6 5
	Rayub, ...	26,752	722		5,830	3,855	9,425	10,147	2 10 2	2 13 4
	Syphoo, ...	57,214	1,250	205	14,823	2,678	17,706	18,966	3 0 3	3 8 8
	Saidabad, ...	2,29,835	5,715	1,616	53,033	20,265	75,074	80,789	2 13 6	3 1 0
	Shergurb, ...	48,175	5,352	1,923	3,977	18,444	24,344	29,696	1 7 3	1 12 4
	Soni, ...	52,198	440		9,700	6,293	15,936	16,568	3 3 4	3 5 3
	Sonk, ...	68,790	2,783	2,245	10,290	16,951	29,486	32,289	2 2 1	2 5 3
	Sonsa, ...	29,547	2,405	4,075	3,048	8,325	15,418	17,853	1 10 6	1 14 6
ETAWAH, ...	Suhar, ...	1,27,350	10,801	1,314	8,137	62,500	71,531	82,552	1 8 8	1 12 4
	Etawah, ...	1,60,541	2,198	17,453	41,036	17,449	75,938	78,136	2 0 10	2 1 9
	Lakuan, ...	2,93,373	4,506	27,433	67,295	32,746	1,27,474	1,31,780	2 3 7	2 4 9
	Blarepura, ...	72,825	3,619	11,709	1,973	35,287	48,969	52,588	1 6 1	1 7 9
	Dehli Jakhun, ...	1,88,508	1,579	15,122	53,658	17,458	85,938	87,617	2 2 5	2 3 2
	Aaleepoor Puttee, ...	19,798	1,442	4,700	4,866	4,568	13,131	14,576	1 6 8	1 8 1
MYNPOORE, ...	Bewar, ...	19,34	4,346	13,393	25,817	18,651	15,343	62,207	1 2 9	1 4 6
	Bhoongaon, ...	96,073	1,911	3,604	25,640	9,036	37,861	40,191	1 11 3	1 12 7
	Etah, ...	68,485								

NOTE C. REFERRED TO IN PARAGRAPH 15.

A QUADRENNIAL TABLE of Average Prices Current of Agricultural and Farm Produce in different Zillahs of the north Western Provinces, (weight being given in the standard seer of 80 tolahs) from the year 1833 to 1836 inclusively.

Zillahs.	Wheat.	Gram.	Barley.	Juar.	Bajra.	Mash.	Moong.	Moth.	Nihari Rice.	Arhar.	Tilkee.	Mustard.	Ghee.	Milk.	Bhinsa.	Cotton per Maund.
	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.	M.S.C.
...	0.29	0.36	1.0	0.35	0.33	0.31	0.32	0.35	0.16	0.19	0.23	0.15	0.11	0.23	0.33	0.91
...	0.34	1.1	0.16	1.8	0.39	0.39	0.36	1.1	0.13	0.0	0.18	0.0	0.14	0.21	0.0	0.0
...	0.38	6.1	2.3	1.12	1.2	0.37	0.38	1.1	0.0	0.0	0.0	0.19	0.16	0.25	0.31	0.12
...	0.36	10.1	2.1	1.9	1.12	0.38	0.35	1.2	0.0	0.0	0.19	0.17	0.17	0.2	0.0	0.0
...	0.39	9.0	0.37	1.16	0.39	1.0	0.37	0.31	0.23	0.24	0.20	0.23	0.16	0.3	0.0	0.0
...	0.36	7.1	1.7	1.10	0.31	1.3	0.33	0.29	0.23	0.24	0.21	0.25	0.16	0.3	0.0	0.0
...	0.34	1.0	0.36	7.1	0.15	0.29	0.15	0.30	0.28	0.21	0.13	0.20	0.15	0.20	0.33	0.11
...	0.33	6.0	0.39	10.1	0.0	0.28	0.27	0.33	0.0	0.0	0.30	0.19	0.19	0.23	0.25	0.6
...	0.31	7.0	0.35	14.1	1.10	0.37	0.37	0.34	0.0	0.0	0.16	0.14	0.15	0.21	0.30	0.12
...	0.31	6.0	0.33	13.1	0.0	0.33	0.27	0.35	0.14	0.27	0.20	0.18	0.13	0.24	0.3	0.0

A. A. It seems probable that the averages of juwar in Rohitkund were disturbed by a failure of the juwar crop in A. D. 1835 and 1836. The inundation there in 1836, was large; and juwar being sown in the low lands, would suffer much.

B. B. The lines marked thus in the Arhar column, are intended for arhar dal.

MEMO.—Local differences in price affect the power to pay rent, only when the different parts of the country, brought under comparison, produce the same articles, or, the difference of price is merely the difference of carriage to be paid by the consumer, where the price is higher, as a condition of export, from the producing to the consuming country. Agra produces no Rice. The higher price, therefore, of that article, in the Agra market than in Rohitkund, is of no advantage to the landholder in Agra, however, wheat, gram and barley, which form the main part of the rubber crop at Agra, as elsewhere, sell from 10 to 20 per cent higher in the Agra market, from the sale of export of up-country grain lying through its limits or parallel to them for the eastern and western market; as the Agra grain of the same quality sells, of course, at the ordinary price of grain, the difference is a clear gain to the Agra producer. With reference to this remark, it may be added that the chief blareef produce of Rohitkund is rice and sugar-cane. The cotton, pulse and juwar crops are small. The country possesses, indeed, but little soil suited to the growth of the pulse or bajra. Arhar is usually raised with cotton; and where the one crop is small, the produce of the other will also be slight. This, too, will affect the price of bhinsa or cotton seed.

NOTE D.

Referred to in paragraph 15.

AGRICULTURAL PRODUCE PER ACRE IN lbs. AVOIRDUPOIS IN AGRA,
BAREILLY AND THE UPPER DOOAB.

Zillah.	Wheat.		Barley.		Gram.	Juar.	Bajra.	Oorud.
	Irrigated.	Dry.	Irrigated.	Dry.				
Seharunpoor, ...	1634	1080	1832	1098	1234	522	"	372
Moozuffernugger,	1634	1080	1832	1098	1434	522	"	"
Meerut,	1464		1410		1434	522	"	"
Boolundshahur,	1508	"	1832	1098	1160	500	"	372
Bareilly,	1046		1315		997	629	574	"
{ Agra 1st ...	1234	"	1186	"	"	697	530	236
{ Agra 2nd. ...	1224	"	1224	"	477	754	407	216

MEMO.—No. 1 for Agra was prepared from a number of trials in 1247 F. The season, however, was not an average one, and the result is not given with other character than a loose approximation to the truth. The khureef crop was, indeed, full one-fifth inferior in yield to an average autumn crop, owing to the scanty rains throughout the rainy season. Again the rubbee was full one-eighth inferior to an average spring crop, from the scantiness of the rains in the khureef. From the same cause, and the failure of the mahawat, or Christmas showers, the chuna crop was a general failure in the Agra zillah. In a natural season, the trials of barley would certainly shew an average one-fifth more than that of wheat in the Agra zillah. As it was, ten trials were made of each article of the khureef in the whole of the pergunnahs, and of the rubbee in five pergunnahs.

No. 2 for Agra was prepared by Dewan Bahadur Singh, of Bareilly. It is a mere estimate of average acre produce for Agra, and prepared, at my instance, in consequence of the 1247 F. season failing to supply me with a complete average. This person has a very masterly acquaintance with agricultural statistics in upper India. He has, however, underrated the produce of barley in my estimation.

NOTE E.

Referred to in paragraph 18.

TRANSLATION OF THE DEED OF VILLAGE CONSTITUTION
IN A BHAYACHARAH MEHAL.

We, Ram Bukhsh, Parasram, Hurdeo, Ramsukh, Jusram, Bulram, Ramphal, Soomair, Tulfee, Jawahir, Lalljeet, Soorjun, Dansa, Subharam, Bijeyram, Sukhram, Keysuree, Nynsukh, Parmsingh, Nuthoo, Bulraam, Ajeet, Gumbheer, Ranjeet, Chuhjeet, Rutteram, Bijeyram, lumberdars and putteedars of mouzah Ooncha, in pergunnah Khundowlee—now, whereas a settlement of this village has been made by the Collector, at a juma of 1,000 rupees for 1247 F., of 1,060 rupees for 1248 F., of 1,120 rupees for 1249 F., of rupees 1,180 for 1250 F., of rupees 1,240 for 1251 F., and of 1,300 rupees from 1252 to 1276 F., for an entire term of 30 years, from 1247 to 1276 F., with us, the parties before named, we agree to abide by the following rules.

1. The juma of Government shall be paid according to the entry in the khewut.

2. The mode of internal collection shall be this. At the settlement, the village was divided in respect to juma and land, with our consent, into four thokes; and, in the same way, a sub-division of juma and land, in respect to each sharer's puttee, was made within each thoke. The lumberdars of each thoke will collect from the shikunee putteedars. Every sharer enjoys the profit, and bears the loss, of his own puttee; and where there are co-sharers in any puttee thereafter collecting by an asameewar khatah from the whole land, a division of the profits shall be made according to the relative shares of the parties. And this system shall continue till a butwarrah take place, and on the demand of a butwarrah, it shall be made in Magh, or previous thereto. The expenses thereof shall be paid by the applicant.

3. If a balance arises against any sharer, some one of the other sharers, who may not be in default, shall pay the amount, and take the puttee in transfer for a term to be fixed by the Collector, but not to exceed 15 years. Three months previous to expiration of that term, if the defaulter does not repay the balance, the right and interest of the defaulter shall be foreclosed, and a sultanee bynameh shall be granted by the Collector. If more than one sharer applies to take the transfer, the Collector will give a preference as seems to him fit. If no sharer is ready to take, the defaulting puttee, the whole 20 biswaha of the village shall be subject to farm or sale by auction.

4. In the waste held in common, the whole body of the sharers possess the privilege of cutting wood for implements of agriculture, roofing cottages, and grazing their cattle. But the sale of the timber, and the distribution of the price thereof, is to be made with the consent of all the sharers. The butwarrah of the waste shall be made at the demand of the majority of the sharers, and the expense shall be borne by the village at large.

5. The right to mortgage or sell shares among the members of the brotherhood, is vested in each sharer. But no sharer shall have the right to mortgage or sell his share to a stranger out of the village, except with the consent of all the sharers, or after first getting a butwarrah mehalwar.

6. The fixed sum of 10 per cent. on the juma shall be paid to the lumberdars for all expenses, except the police and putwaree dues. With the excess, or saving, on this sum, the sharers have no concern. The fines from the Magistrate's court shall be paid proportionably, according to the extent of each sharer's possession; but if the fine is a personal one, the party on whom the penalty is inflicted shall discharge it.

7. When a lumberdar may be removed from death, resignation, or exclusion, by the Collector, the majority shall elect his successor from his heirs, or the other sharers. No lumberdar shall be removed after appointment, except with the approval of the Collector.

8. Deojeet is the village putwaree. He shall receive two rupees per cent. on the juma. On a vacancy, the majority of the sharers shall elect a successor from the heirs of the late incumbent, if any one be deemed fit; and, otherwise, from other qualified applicants. The removal of the putwaree shall only take place with approval of the Collector.

9. For the support of two chowkeedars, 12 acres of land left lakhiraj by the Collector, have been assigned from 1247 F.

10. There is no bullahur in the village.

11. From 1247 F. one per cent. above the Government juma, for a road fund, shall be paid by us to Government, on the condition that the amount shall be expended within the Agra zillah.

Translation of the Deed of Village Constitution in a Zemindaree Mehal.

We, Dansa, Sehja, Mahasukh, Dheree, Kishan Singh, Deyaram, Sukpaal, Rampal, Gunjey, Hurbuksh, Hummee, Badam, Sevaram, Pir-thee, Faqueera, Aramee, Radhe, Rupa, Munsey, Ramsukh, Bijeyram,

Bukshee, Dhowkulla, Atbutta, Sunai and Mewa, who are co-sharers in the mouzah of Muddunpoor, pergunnah Khundowlee—now, whereas a settlement of this village has been made by the Collector, at the juma of Rs. 430 for 1247 F., of Rs. 460 for 1248 F., of Rs. 490 for 1249 F., of Rs. 520 for 1250 F., and of 550 Rs. from 1251 to 1276 F., but exclusive of the charge of road dues, for a term of 30 years, from 1247 F. to 1276 F., with us, the parties before named, we agree to abide by the following rules :—

1. The juma of the village shall be due from, and paid by us, jointly and severally.

2. The mode of internal collection shall be this. On the personal cultivation of the lumberdars and putteedars an assameewar khatubundee shall be made, as well as on that of the assamees, according to the putoti now fixed and filed. The lumberdars shall collect the rent, and after discharging the Government juma, with the village expenses, they shall divide the surplus, according to the biswadaree rights entered in the khewut. And this system shall continue, till a butwarrah shall take place, and the demand for a butwarrah shall be made in the month of Magh, or previous thereto. The expenses of the butwarrah shall fall on the party claiming it. The butwarrah shall be made according to the biswadaree sharers inserted in the khewut.

3. If any balance of juma accrues, the whole twenty biswas of the village is to be subject to farm, or sale, by the Collector.

4. In the ravines and other waste held in common, the whole body of the sharers possess the privilege of cutting wood for implements of agriculture, and of grazing their cattle. But the sale of the timber, and the distribution of the price thereof, or of other jungle produce, shall be made with the consent of all the brotherhood, according to their respective biswa sharas. The butwarrah of the waste shall be made at the demand of the majority of sharers, and the expense shall be borne by the village at large.

5. The right to mortgage or sell shares among the members of the brotherhood, is possessed by each sharer. But no sharer shall have the right to mortgage or sell his share to a stranger out of the village, except with the consent of all the co-sharers, or after first getting a butwarrah.

6. The ordinary village expenses, and the police fines imposed by the Magistrate on the whole mehal, shall be paid from the rent collections ; but if the fine is a personal one, it shall be paid by the party on whom the fine is imposed.

7. When a lumberdar may be removed from death, resignation, or exclusion, by the Collector, the majority shall elect his successor from

his heirs or other sharers in the village. No lumberdar shall be removed after appointment, except with the approval of the Collector.

8. Chutta is the village putwaree. He shall receive 11 rupees annually, as dues : on his dismissal, resignation or death, the majority shall elect his successor from his heirs, if any one be deemed fit ; and, otherwise, from other qualified applicants : the removal of the putwaree shall only take place with the approval of the Collector.

9. For the support of a chowkeedar, six acres of land left lakhiraj by the Collector, have been assigned from 1247 F.

10. Rambuksh, bullahur, shall get five seers of grain, in each fussul or crop, per plough, as his due from of old.

11. From 1247 F. one per cent. above the Government juma, for a road fund, shall be paid by us to Government, on the condition that the amount shall be expended within the Agra zillah.

NOTE F. REFERRED TO IN PARA. 33.

TABLE SHEWING the Maal and Tuccave Outstandings in Zillah Agra in April, 1841.

	Amount of demand.	Remission granted by Government on account of other distress, suffering or	Remission on account of distress and land lying uncultivated, proposed by the Collector or settlement officer.	Remissions on account of reduction of juma proposed by the settlement officer.	Amount realized by ordinary demand.	Amount recovered by sale, farm and transfer.	Amount in train of liquidation.	Amount entered in the book of suspended balances for realization after the expiry of the terms for which defaulters' estates have been formed, as per order of Sd. Bd. Cl. 184 & 5 Chr. order, 3rd January 1840, No. 2.											
Juma of 1245 Fustee,	16,87,314 13	610,02,767 11	6	3,232 11	0	5,227 15	9	6,73,955 14	9	1,954 14	0	A.	0	0	0	B.	175	10	6
Juma of 1246 " " " "	16,90,957 13	6	0	0	88,125 14	5,690	9	3,15,70,433 15 7 3	14,969 14	1	10,338 12	0	0	0	0	1,843	12	6	
Juma of 1247 " " " "	17,07,237	9	6	0	0	766	0	93,332 11	9,15,87,922	1	0	21,814 13	0	0	0	3,671	15	6	
Sumvatee balances of land revenue outstanding at the close of 1244 Fustee.	35,013	2 11	27,292	1	3	5,392	1	8	0	0	2,672	7	0	357	4	6	299	4	6
Ditto ditto ditto of tucavees, ...	20,190	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total,	51,41,713	7 10	10,30,039 12	9	1,08,340	1 7 1	1,04,281	4	9,88,43,981	1 5 3	40,116 13	7	10,413 10	8	0	5,490	11	0	0

A. This column includes 3 items of balance; one in which the property of the receivers of tuccave is about to be brought to sale for 74-14-8. The 2nd is a sum of Rupees 250, one under an instalment agreement from the holder of a farm in May next; and the third is a balance, the realization of which lies over by the Board's orders till the talookdare settlement of Jharkee has been completed; and this will be by the end of the year. It will then be at once realized by the sequestration of talookdare hug.

B. There being collateral interests in these estates, it was not deemed proper to recommend a recourse to auction sale; but as the default of the zemindars was wilful, the application of the suspended balance rule against them became necessary. The column includes 9 items.

NOTE G. REFERRED TO IN PARAGRAPH 36.

Table of the past and proposed Cunoongoe establishment in Zillah Agra.

Names of Tehsildarees and Pergunnah.	No. of Canongoes at present attached to each Pergunnah.	Names of Canongoes at present attached to each Pergunnah.	Salary to each Canongoe.	Total Canongoes allowed in each Pergunnah.	Remarks on the character of the incumbents and of the extent of duty in each Pergunnah.	Proposed disposition of incumbents.	No. of Canongoes proposed to be attached to each Pergunnah.	Nominees to the new office.	Salary of each grade of the new office.	Total Canongoes allowed in each Pergunnah.	Remarks on the character of the Nominees to the new offices.
MURAH.	2	Mujlis Roy, ...	15	30	The tehsildarees and pergunnahs now all correspond with one another. The size and jumas of the tehsildarees differ in no degree sufficient to require a difference of establishment. Two canongoes, a first and second should be appointed on a salary of 30 and 25 Rupees to each tehsildaree. A very careful survey of the merit of all the incumbents has been taken, and the	Continued in office,	2	Mujlis Roy, ...	30	55	Mujlis Roy is one of the old canongoes, and Juggal Kishore is a man who lost his situation in 1832, canongoe in this division in 1832, on the creation of the Muttra zillah. He is a good officer, well informed and deserving of restoration.
		Sewaram, ...	15			Transferred to Futteh-poor Sickree.		Juggal Kishore, ...	25		
KHUNDOWLEE.	2	Koondun Lall son of Phoordun, ...	20	30	Continued in office.	Continued in office.	2	Koondun Lall, son of Phoordun Lall, ...	30	55	Koondun Lall, is the old canongoe and Hur Pershad is a most judicious officer of active intelligent habits, who has been engaged in the settlement work of the zillah since 1838 and deserves employment.
		Koondun Lall of Ferozabad. ...	20			Removed by reason of want of energy and information.		Hur Pershad, ...	25		
PEROZABAD.	3	Jewahir Singh, ...	20	30	Removed by reason of want of energy and information.	Continued in office, ...	2	Hurdeo Buksh, ...	30	55	Hurdeo Buksh is the old canongoe and Buldeo Subhai is a most judicious officer of active intelligent habits, who has been engaged in the settlement work of the zillah since 1838 and is very deserving of employment.
		Motee Lall, ...	20					Buldeo Subhai, ...	25		
		Hurdeo Buksh, ...	30								

Note G. Continued.

Names of Tehsildars	No. of Canongoes attached to each Pergunnah.	Names of Canongoes attached to each Pergunnah.	Salary to each Canongoe.	Total Canongoes allowances in each Pergunnah.	Remarks on the Character of the Incumbents and of the extent of Duty in each Pergunnah.	No. of Canongoes proposed to be attached to each Pergunnah.	Noninees to the new Office.	Salary of each grade of the new Office.	Total Canongoes allowances in each Pergunnah.	Remarks on the character of the Noninees to the new Offices.
1	1	Sulig Ram, ...	30	30	Settlement duty of the last two years should enable the Collector to discontinue on the character of these incumbents and all those parties who are ineffective officers in ability and energy have been provided for as circumstances rendered desirable in their original talsildars removed from want of energy and information elsewhere. These transfers and the infusion of some new active hands will it is trusted be communicated.	2	Sulig Ram, ... Sewa Ram, ...	30 25	55	Sulig Ram is the old canongoe and Sewa Ram is transferred from the adjoining pergunnah of Furrak.
7	7	Mohtab Roy, ... Lachman Singh, ... Hursukh Roy, ... Muddun Lall, ... Puren Sukh, ... Jajeyram, ... Chinga Mull, ...	25 20 30 25 25 30 30	281	Promoted to the office of Sudder canongoe, transferred to Furrak. Continued in office. Removed from want of energy and information transferred to Furrak. Continued in office. Removed from want of energy and information. These transfers and the infusion of some new active hands will it is trusted be communicated.	2	Hursukh Roy, ... Mahasukh, ...	30 25	55	Hursukh is one of the old canongoes, and Mahasukh is a very zealous and intelligent officer, who has been engaged in the settlement work of the zillah since 1833 and is very deserving of employment.
2	2	Bhugwant Roy, ... Nithiaund, ...	20 15	35	Continued in office. Removed from want of energy and information. The new order of things.	2	Bhugwant Roy, ... Puren Sukh, ...	30 25	55	Bhugwant Roy is the old canongoe and Puren Sukh is transferred from Huzoor tehsil.

Huzoor Tehsil.

Furrak.

NOTE H.

Referred to in Para. 38.

GLOSSARY OF AGRICULTURAL TERMS.

Bansuree. A weed found in parts of Khundowlee and Ferozabad, which is very injurious, and which it is most difficult to eradicate from arable land.

Chuq. A sub-division of a pergunnah formed under C. 88, Sec. 4, of the Settlement Circular, of the 9th of April 1839.

Dehar. Low lands flooded during the rains, where, on the water drying up, a dry barley or chuna crop of superior yield is raised. If the inundation is small, the soil is ploughed without difficulty; but if it is considerable, the necessity for having strong and high priced bullocks for the plough, is a tax on the easy disposal of such land in seer or assamee-war cultivation.

Gandull. Thatching grass that used to be largely produced in Futtehpoor Sickree, zillah Agra. It grows in lands subject to inundation. Its root yields the khuskhus for tatties. The extension of cultivation has reduced to little or nothing, the produce of this grass in Agra.

Har. The part of a village area most distant from the site or abadi. The phrase is also often used to express all the different parts of a village, where such divisions have been created in the course of village economy.

Jinswar. A rent or revenue-rate assessed on crops.

Khatiree. A crop raised in the sand on the banks of a nuddee or river, by force of manure or hand watering; only a nominal rent is paid for such sowings; and none but koomars and dhobies find it worth their while to raise them.

Khadir. A sheet of land enriched by aluminous deposit on the banks of the Jumna; where, without irrigation, rich crops are produced of wheat and barley.

Kachiyar. A term applied to land enriched by aluminous deposit on the banks of the Chumbul. It is commonly subjected to a market garden crop, and, from Kachies often cultivating it, it has derived the name of kachiyar. The soil is very productive.

Kanta. Poorish land, when lying towards the bank of the Jumna river.

Kans. A grass growing in Ferozabad and other parts. It is quite useless, and injures the crop of the fields where it is found. It belongs to the bhoor-retar villages.

Purch. When the rains are scanty, the fields reserved for the rub-bee sowings are destitute of adequate moisture; and it is usual, on this account, to flood them before the last ploughing, and the rolling of the pattela, or the beam of wood, takes place.

Pooth. Small sand hillocks, commonly found at the extremities of a village, where the country ceases to be level. Sometimes the whole area of a village is to be found of the pooth character.

Reh. Impure soda, which renders the soil perfectly sterile. Even grass will not grow where it impregnates the soil.

Surputta. This is a grass growing in the ravines on the banks of the Jumna, or along the Chumbul and Ootungun. It yields sirkee and moonjh for twine. It serves no thatching purposes to the upper orders.

Singhara. The pig-nut.

Teer. Teer is the belt of sand on the banks of a river or stream between the khatiree line and the land which ranks as khadir; some sprinkling of deposit over the teer renders it superior to khatiree, but much inferior to khadir.

ZILLAH AGRA ;
Settlement Office,
the 30th April, 1841. }

C. G. MANSEL,
Sudder Settlement Officer.

LIST OF STATEMENTS FORWARDED WITH GENERAL
REPORT.

COLLECTOR'S RECORDS.

10 vols. of form Nos. II and III, being two for each pergunnah Bah Pinalut and Ferozabad.

1 vol. for the remaining six pergunnahs.

8 vols. of general statement No. IV.

8 vols. of annual juma statement.

8 vols. of police statement.

8 statements of rent-free land under ten beegahs.

Memo.—The statement showing the tenure on which the melials of the above 8 pergunnahs are held, and the form of which is given in the appendix, No. 23, of the settlement circular, 9th April 1839, cannot be submitted, under the Board's orders, in section 197, of the above circular, till the report of pergunnah Surhendee goes up.

1 vol. of supplementary statements Nos. II, IV, V, and police of villages transferred from zillah Agra to zillah Muttra.

REVENUE SURVEY RECORDS.

6 pergunnah maps prepared by Captain Fordyce's survey, for the right bank of the Junna.

Memo.—The pergunnah maps of Khundowlee and Ferozabad are bound up with the mouzahwar bilhecs.

8 vols. of maps of the mouzahs in 8 pergunnahs.

C. G. MANSEL,

Surder Settlement Officer.

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

1	2	3	4	5	6
Number representing a descending relative proportion of advantages possessed by each Pergunnah from No. 1.	Name of each Pergunnah.	Juma of 1210 Fuslee, the year before the conquest.	Juma of 1212 Fuslee.	Juma of 1212 Fuslee.	Juma of the 1st Settlement of 1213-5 Fuslee.
A.	B.	Rs. As. P.	Rs. As. P.	Rs. As. P.	C. and D. Rs. As. P.
7.	Furrab, ...	1,18,496 0 0	95,770 0 0	96,620 0 0	99,048 0 0
6.	Khundowlee, ...	1,17,235 0 0	98,086 0 9	1,08,272 0 0	1,38,264 0 0
4.	Ferozabad, ...	1,25,529 0 0	1,10,887 0 0	1,05,264 0 0	1,12,646 0 0
2.	Futtehpoor, ...	1,04,205 0 0	1,09,906 0 0	75,714 0 0	1,15,095 0 0
1.	Huzoor Tehsil, ...	1,77,006 0 0	90,490 0 0	1,07,129 0 0	1,37,608 0 0
3.	Iradutnuggur, ...	1,80,489 0 0	1,24,361 0 0	1,24,393 0 0	1,55,877 0 0
5.	Futtehabad, ...	1,38,378 0 0	1,26,507 0 0	1,21,116 0 0	1,47,473 0 0
8.	Bah Pinahut, ...	1,40,803 0 0	82,787 0 0	1,35,830 0 0	1,40,827 0 0
	Total,	11,02,146 0 0	8,38,794 0 0	8,74,338 0 0	10,46,838 0 0

A. Had pergunnah Surhendee been included in this table, it would have occupied the 8th number, and Bah Pinahut would have receded to the 9th.

B. The area of the pergunnahs as now formed, differs very greatly from that of the divisions which, at the two triennial and the quinquennial settlements, bore the same names. In all references, however, to the then state of things, which are made in this report, the remarks of the Collector are squared so as to accord in all essential points with the existing area of the 9 pergunnahs.

(For Notes C and D See next page.)

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each Pergunnah.	7		8		9		10		11	
	Juma of the Settlement of 1216-8 Fuslee. D.		Juma of 1216-8 F. increased by the amount of assessment laid on maatee subsequently resumed up till 1839, A. D.		Juma of 1223-7 Settlement upon area of 1216-8 Settlement.		Decrease at ditto on 1216-8 Settlement.		Increase at ditto on 1216-8 Settlement.	
	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.
Furrah,	1,28,976	0 0	1,56,345	0 0	1,41,404	0 0	919	0 0	13,347	0 0
Khundowlee,	1,38,423	0 0	1,34,593	0 0	1,49,385	0 0	2,523	0 0	18,485	0 0
Ferozabad,	1,40,274	0 0	1,40,599	4 0	1,75,052	0 0	2,744	0 0	87,522	0 0
Futtehpoor,	1,51,179	12 0	1,54,744	12 0	1,58,220	12 0	6,259	0 0	13,300	0 0
Huzoor Tehsil,	1,51,230	8 0	1,84,649	0 0	1,65,356	8 0	1,608	0 0	15,734	0 0
Iradnuggur,	1,72,987	0 0	1,75,757	0 0	1,77,178	0 0	3,650	0 0	7,841	0 0
Futtehabad,	1,65,812	0 0	1,66,852	0 0	1,83,828	0 0	494	0 0	18,510	0 0
Bah Pinahut,	1,49,863	0 0	1,57,214	2 0	2,02,224	0 0	0	0 0	52,356	0 0
Total,	11,93,750	4 0	12,70,754	2 0	13,52,648	4 0	18,197	0 0	1,77,075	0 0

C. The settlement of five of the pergunnahs west of the Jumna, was made by Mr. A. Ross. That of Bah Pinahut had been previously concluded in farm, with the agent of the Budawur Rajah, by Mr. Wenys.

D. The settlement of Ferozabad was made with the zemindars, and of Khundowlee in farm with Thakoor Dyaram of Hatras, by Mr. Claude Russell, for 1213-5; and for 1216-8 Fuslee, with the zemindars of both pergunnahs, by Mr. C. Elliott.

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each pergunnah.	12	13	14	15	16
	Net increase at ditto on 1216-8 Settlement.	Juma of 1223-7 F. increased by the amount of assessment laid on musafee, resumed since 1216 F. up till 1839, A. D.	Decrease under Regulation VII. of 1822 Settlement.	Increase under Regulation VII. Settlement.	Column 13 subtracted to adjustment as per columns 14 and 15.
	Rs. As. P.	Rs. As. P.	Rs. As. P.	Rs. As. P.	Rs. As. P.
Furrah, ...	12,428 0 0	1,68,773 0 0	1,954 0 0	2,274 0 0	1,69,093 0 0
Khundowlee, ...	15,962 0 0	1,50,535 0 0	525 0 0	681 0 0	1,50,711 0 0
Ferozabad, ...	34,772 0 0	1,75,377 9 0	452 0 0	0 0 0	1,74,925 9 0
Futtehpoor, ...	7,041 0 0	1,61,785 12 0	529 0 0	5,656 4 0	1,66,913 0 0
Huzoor tehsil, ...	14,126 0 0	1,98,425 0 0	1,310 0 0	4,819 10 0	2,01,934 10 0
Iradatnuggur, ...	4,191 0 0	1,79,948 0 0	450 0 0	3,220 0 0	1,82,778 0 0
Futtehabad, ...	18,016 0 0	1,84,868 0 0	1,150 0 0	464 0 0	1,84,182 0 0
Bah Pinahut, ...	52,356 0 0	2,09,570 2 0	300 0 0	0 0 0	2,09,270 2 0
TOTAL, ...	1,58,898 0 0	14,29,302 11 0	6,6700 0 0	17,174 14 0	14,39,807 9 0

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each Pergunnah.	17		18		19		20		21	
	Juma previous to Settlement.		New juma.		Decrease at new Settlement.		Increase at new Settlement.		Net Difference.	
	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.
Furrah,	1,69,093	0 0	1,16,420	0 0	23,778	0 0	1,165	0 0	Decrease. 22,613	0 0
Khundowlee,	1,50,711	0 0	1,58,831	0 0	2,244	0 0	10,964	0 0	Increase. 8,120	0 0
Ferozabad,	1,74,925	9 0	1,73,635	0 0	7,797	5 0	6,506	12 0	Decrease. 1,290	9 0
Futtehpoor,	1,66,913	0 0	1,74,869	0 0	6,601	0 0	14,557	0 0	Increase. 7,956	0 0
Huzoor tehsil,	2,01,934	10 0	1,83,715	0 0	20,861	10 0	2,642	0 0	Decrease. 18,219	10 0
Iradatnuggur,	1,82,778	0 0	1,80,480	0 0	8,592	0 0	6,224	0 0	Decrease. 2,368	0 0
Futtehabad,	1,84,182	0 0	1,79,260	0 0	12,782	4 0	7,860	4 0	Decrease. 4,922	0 0
Bah Pinabut,	2,04,633	2 0	1,80,364	0 0	30,694	1 0	6,424	15 0	Decrease. 24,269	2 0
TOTAL,	14,35,170	5 0	13,77,634	0 0	1,13,850	4 0	56,313	15 0	Decrease. 57,536	5 0

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each Pergunnah.	22 Decimal proportions of new juma to that of 1216-8 as given with maafee inclu- ded in col. 8.	23 Ditto as regards the settlement of 1223-7 F. given in column 13.	24 Remission of land revenue from 1213 to 1245 Fuslee.	25 Ditto of Tuo- cavee.	26 Auction Sales for arrears. Number of Villages sold.	27 Juma.
			Rs. As. P.	Rs. As. P.		Rs. As. P.
Furrah, ...	93 $\frac{3}{4}$	80 $\frac{2}{3}$	1,25,886 11 4	0 0 0	6	14,710 0 0
Khundowlee, ...	117 $\frac{1}{2}$	705	1,78,719 8 6	0 0 0	12	29,905 0 0
Ferozabad, ...	123 $\frac{1}{2}$	99	1,70,333 14 0	0 0 0	28	47,298 5 0
Futteeppoor, ...	113	108	1,44,345 9 9	0 0 0	5	13,938 0 0
Huzoor tehsil, ...	99 $\frac{3}{4}$	92 $\frac{1}{2}$	2,10,750 7 4	0 0 0	0	0 0 0
Iradutnuggur, ...	102 $\frac{3}{4}$	100 $\frac{1}{4}$	1,32,265 2 8	0 0 0	1	4,600 0 0
Futteeabad, ...	110 $\frac{1}{4}$	99 $\frac{3}{4}$	1,12,506 9 8	0 0 0	0	0 0 0
Bah Pinahut, ...	114 $\frac{3}{4}$	86	1,71,886 3 11	0 0 0	0	0 0 0
TOTAL, ...	108 $\frac{3}{4}$	96 $\frac{2}{3}$	12,46,974 3 2	14,516 5 0	52	1,10,471 5 0

<i>E. Of these 52 estates, the following is the detail</i>			
Year of Sale.	Sales on left bank of the Juma.		Sales of right bank of the Juma.
	Villages.	Juma.	
1218 Fuslee.	11	24,416 0 0	0 0 0
1222 Ditto.	29	52,777 0 0	33,268 0 0
TOTAL.	40	77,203 0 0	33,268 0 0

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each Pergunnah.	28		29		30		31		32		33		34	
	Average acre-rate of new juma on culturable area.		Average acre-rate of new juma on cultivated area.		Variation of the acre-rate of new juma on cultivation in each pergunnah from that of Huzoor tehsil.		Per-centage of irrigated surface in cultivation.		Per-centage of waste in 100 culturable acres.					
	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.	Rs.	As. P.
Furrah,	1 15	9	1 11	5	2 3	0	1 14	4	78		41 $\frac{3}{4}$			
Khundowlee,	1 12	7	1 14	2	1 14	7	2 0	3	83		55 $\frac{1}{2}$		9	
Ferozabad,	2 2	6	2 2	3	2 4	7	2 4	4	93 $\frac{3}{4}$		72 $\frac{1}{2}$		5 $\frac{1}{2}$	
Futtehpoor,	1 15	2	2 0	8	2 4	11	2 6	8	99 $\frac{1}{4}$		50		15	
Huzoor tehsil,	2 6	8	2 3	2	2 10	8	2 7	0	100		63 $\frac{1}{2}$		9	
Irادتنگور,	2 3	8	2 3	3	2 8	0	2 7	3	101 $\frac{1}{2}$		63		10 $\frac{1}{2}$	
Futtehabad,	2 0	9	1 15	11	2 2	0	2 1	2	85 $\frac{1}{2}$		61 $\frac{1}{2}$		8 $\frac{1}{2}$	
Bah Pinahut,	1 14	5	1 10	9	2 0	6	1 12	8	74		13 $\frac{1}{2}$		7	
TOTAL,	2 0	10	1 15	6	2 3	10	2 2	5	88		51		8	

NOTE E. *Continued.*—In both these years, the seven pergunnahs on the right bank of the Jumna were alone attached to Agra. The other two were part of Allypurr. Accurate returns of the amount of juma subjected to transfer or farm, could not be prepared, without inconvenient delay : but the want of the return is of no moment ; for this mode of realization of arrears has seldom been resorted to at Agra, under the past system of revenue collections.

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each pergunnah.	Distribution of cultivated area into soils.										Percentage of barren upon culturable area.	Population per square mile.	Number of mehals.	Average area of a mehal cultivation.	Average area of a mehal entire.		
	Distribution of cultivated area into soils.						Percentage of Retar.	Percentage of Bhoor.	Percentage of Perya.	Percentage of Doornut.						Percentage of Mutteear.	Percentage of Chiknote.
	35	36	37	38	39	40											
Furrab,		
Khundowlee,		
Ferozabad,		
Futtehpoor,		
Huzoor tehsil,		
Iradatnuggur,		
Futtehabad,		
Bah Pinahut,		
TOTAL,		

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each pergunnah.	Caste of the village Proprietors reduced to decimal proportion.														Sundries.
	Government.	Europeans.	Atheers.	Brahmins.	Buniya.	Goajur.	Jadoun.	Jaat.	Kayth.	Khuttreye.	Lodha.	Mussulman and Mulikanah.	Rajpoots.		
Furrah, ...	1	11 $\frac{1}{4}$	2	13 $\frac{1}{4}$	4	1	0	18	7 $\frac{3}{4}$	0	1 $\frac{1}{4}$	10	30 $\frac{1}{4}$	0	
Khundowlee, ...	2	1	3 $\frac{1}{2}$	9	0 $\frac{3}{4}$	0	0	19 $\frac{1}{4}$	0	0	2	13 $\frac{1}{4}$	49	2	
Ferozabad, ...	0	0 $\frac{1}{4}$	9	17 $\frac{1}{4}$	1 $\frac{1}{4}$	20 $\frac{3}{4}$	2 $\frac{1}{4}$	1	16 $\frac{3}{4}$	0	0	9 $\frac{1}{4}$	0	0	
Futtehpoor, ...	0	0	0	10	6 $\frac{1}{4}$	0	0	41 $\frac{1}{4}$	18	0	3 $\frac{1}{4}$	9	11	0	
Huzoor tehsil, ...	0	9	6	15	10	0	0	22	4	2 $\frac{1}{4}$	8	13 $\frac{3}{4}$	6 $\frac{3}{4}$	2 $\frac{1}{4}$	
Iradutnuggur, ...	0	0 $\frac{3}{4}$	2 $\frac{3}{4}$	22 $\frac{1}{4}$	17 $\frac{1}{4}$	4 $\frac{1}{4}$	0	2 $\frac{1}{4}$	2	0	0 $\frac{1}{4}$	2 $\frac{3}{4}$	45 $\frac{1}{4}$	0	
Futtehabad, ...	0 $\frac{3}{4}$	1	1 $\frac{1}{4}$	2 $\frac{3}{4}$	6	21 $\frac{3}{4}$	0	0	5	0	0 $\frac{3}{4}$	5	29	0 $\frac{1}{4}$	
Bah Pinahut, ...	1	0	3 $\frac{1}{4}$	48	1 $\frac{3}{4}$	5	0	0	1 $\frac{1}{4}$	0	0	0	37 $\frac{1}{4}$	1 $\frac{1}{4}$	
TOTAL, ...	0 $\frac{1}{2}$	22 $\frac{3}{4}$	3 $\frac{3}{4}$	22 $\frac{3}{4}$	6	7 $\frac{1}{4}$	3 $\frac{1}{4}$	11 $\frac{1}{4}$	6 $\frac{3}{4}$	0 $\frac{1}{4}$	1 $\frac{3}{4}$	7 $\frac{1}{4}$	25 $\frac{1}{4}$	0 $\frac{1}{2}$	

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

Name of each pergunnah.	60	61	62	63	64			65	66
					Total number of zemindars.	Average holding of each zemindar.	Proportion of zemindare mohals in 100.		
		Acrea.		Proportion of kharchah mohals in 100.	Number of pukka wells.	Number of pukka wells per 1000, acres of cultivation.	Average depth of springs of water for irrigation from the surface.		
Furrah, ...	2,912	26	50½	49½	764	10	40		
Khundowlee, ...	2,479	31	30	70	396	4¾	30		
Ferozabad, ...	722	105	51½	48¾	652	8½	30		
Futtehpoor, ...	2,609	27	45	60	731	9	30		
Huzoor tehsil, ...	2,673	28	42	58	1,038	14	37		
Iradutanggur, ...	2,278	32	40½	59½	546	6½	37		
Futtehabad, ...	2,283	30	50	50	442	5	40		
Bah Pinahut, ...	3,744	26	31	68½	644	6¾	75		
TOTAL, ...	20,300	31	42½	57½	5,263	8	39		

F. The vicinity of the sandstone quarries of Futtehpoor Sickree, enables this pergunnah to make a great shew in respect to pukka wells. 377 however of the wells are built without bricks and chunam, being simply formed of khundas or blocks of stone cut into shape to make cylindrical layers.

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

67			Character of the water.	
Name of each pergunnah.				
Furrah,	G. But little pure sweet water, much slightly brackish, and some teliya; 10 villages may have bitterly salt water.	G. The water called "teliya," is a serious drawback to the prosperity of an estate. Its use for irrigation cakes the soil, and the farmer is compelled to allow the field to lie fallow during the following year, or to put up with a very inferior crop. The natives call the water by a popular error, "teliya," believing that it is impregnated with oil. It has, however, an unctuous appearance. Specimens of it are to be had at Pithoulee, Palee, and other villages in the vicinity of Agra; but an analysis of it, I have not been fortunate enough to secure. The noxious effects of very brackish or kurwa water is, that pureh or flooding of land becomes necessary, from the scantiness of the rains, in order to admit of tillage: the salt destroys the seed in its germination; otherwise brackish water acts as a manure, when used for irrigation, to barley.
Khundowlee, ...	...	...	Sweet.
Perozabad, ...	...	...	Sweet.
Futtehpoor, ...	...	...	One-fourth of the villages have bitterly salt water, and the rest sweet, and occasionally brackish water.
Huzoor tehsil, ...	...	...	Fifty-five per cent. of the villages have sweet water only, 33 both sweet and brackish, and the rest sweet, brackish and teliya.
Iradutunggur, ...	...	...	Generally sweet, but on the Kharee Nuddoe occasionally brackish.
Futtehabad, ...	...	...	Sweet.
Bah Pinahut, ...	...	...	Sweet.

TABLE OF PERGUNNAHWAH STATISTICS OF SETTLEMENT.

	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83
Decimal Proportion of Crops 1247 Fuslee. Khureef. Rubbee.																
Name of each pergunnah.	H.	Juar.	Bajra.	Pulse.	Indigo.	Sugar-cane.	Rice.	Mulka.	Wheat.	Barley.	Chana.	Bajra.	Chayna.	Vegetables, Tobacco, &c.	Total of Khureef.	Total of Cotton, Indigo, Sugar-cane, Wheat and Barley, being superior articles of produce.
	Cotton.															
Furrah, ...	11	23	17	13	1	0	0	0	6	7	12	0	0	0	72	28
Khundowlee, ...	15	19	22	7	0	0	0	0	12	11	10	0	0	0	65	40
Ferozabad, ...	11	18	14	7	1	0	0	0	15	11	11	0	0	0	55	43
Futtehpoor, ...	13	31	12	5	0	0	0	0	17	11	11	0	0	0	62	42
Huzoor tehsil, ...	12	20	8	11	4	0	0	0	16	2	11	1	0	0	67	36
Iraddatnuggur, ...	23	19	10	10	0	2	0	0	16	6	11	0	0	0	65	49
Futtehabad, ...	16	11	2	7	0	1	0	0	10	5	7	11	0	0	64	33
Bah Pinabut, ...	18	10	5	5	0	1	0	0	0	2	23	11	0	0	61	22
TOTAL, ...	14	20	18	8	1	0	0	0	13	11	11	1	0	0	62	41

H These columns were prepared from the revised khusrabs of 1247 Fuslee, by a selection of 4 or more villages in each chuq of the different pergunnahs. Leisure was wanting to take an average of the whole of each pergunnah. The unnatural action of the country, since the drought and famine of 1837, has disturbed the proportions of the two crops. From the poverty of the country, and the immense yield of the autumn crop of 1246 Fuslee, there was a rush to raise a large Khureef crop on 1247

TABLE OF PERGUNNAHWAR STATISTICS OF SETTLEMENT.

		84	85	86	87
Nikasees.					
Name of each pergunnah.	Highest nikasee wusool of the 10 years, from 1235 to 1244 Fuslee.	Medium wusool from 1235 Fuslee to 1244 Fuslee.	Nikasee wusool of 1244 Fuslee.	New juna increased by one-half, to serve as a comparison with the Nikasee columns.	
Furrah,	2,19,720	0 0
Khundowlee,	2,38,246	0 0
Ferozabad,	2,59,900	0 0
Futtehpoor,	2,62,305	0 0
Hazoor tehsil,	2,76,100	0 0
Iradutnuggur,	2,70,720	0 0
Futtehabad,	2,68,490	0 0
Bah Pinahut,	2,70,546	0 0
TOTAL, ...	22,07,501	20,07,340	20,79,478	20,66,451	0 0

Fuslee; the out-turn of which, from the rains proving scanty, was one-fifth inferior to an average one. Hence the entries in these columns are, by no means, a complete index to the character of the ordinary agriculture of the zillah generally, or that of the pergunnahs relatively.

TABLE OF CHUQ STATISTICS.

1	2	3		4		5	
Name of Pergunnah.	No. of Chuq.	Two-thirds of highest nikasee wussool, from 1235 to 1244 F.		Two-thirds of nikasee wussool of 1244 Fuslee.		Two-thirds of average nikasee wussool, from 1235 to 1244 F.	
		Rs.	As. P.	Rs.	As. P.	Rs.	As. P.
Furrah,	1	68,218	0 0	59,890	0 0	57,922	0 0
	2	74,870	0 0	68,568	0 0	67,310	0 0
	3	16,332	0 0	15,246	0 0	15,072	0 0
	4	10,920	0 0	11,068	0 0	10,420	0 0
Total,		1,70,340	0 0	1,54,772	0 0	1,50,724	0 0
Khundowlee, ...	1	52,537	0 0	50,346	0 0	48,369	0 0
	2	55,604	0 0	54,364	0 0	49,701	0 0
	3	31,294	0 0	29,817	0 0	26,776	0 0
	4	23,293	0 0	22,559	0 0	20,427	0 0
Total,		1,62,728	0 0	1,57,086	0 0	1,45,333	0 0
Ferozabad,	1	75,095	0 0	72,977	0 0	69,286	0 0
	2	59,146	0 0	56,948	0 0	54,703	0 0
	3	22,195	0 0	19,797	0 0	19,558	0 0
	4	24,756	0 0	23,900	0 0	21,844	0 0
Total,		1,81,192	0 0	1,73,612	0 0	1,65,391	0 0
Futtehpoor,	1	1,11,083	0 0	99,281	0 0	98,502	0 0
	2	54,628	0 0	49,465	0 0	46,322	0 0
	3	25,026	0 0	21,138	0 0	21,208	0 0
	4	3,626	0 0	3,066	0 0	2,805	0 0
Total,		1,94,363	0 0	1,72,950	0 0	1,68,837	0 0
Huzoor Tehsil, {	1	1,06,915	0 0	99,941	0 0	97,222	0 0
	2	56,105	0 0	51,054	0 0	49,910	0 0
	3	41,534	0 0	38,234	0 0	38,162	0 0
Total,		2,04,554	0 0	1,89,229	0 0	1,85,294	0 0
Iradutnuggur, {	1	1,19,710	0 0	1,13,924	0 0	1,12,103	0 0
	2	52,520	0 0	50,664	0 0	47,733	0 0
	3	8,474	0 0	8,094	0 0	7,742	0 0
	4	737	0 0	613	0 0	661	0 0
Total,		1,81,441	0 0	1,73,295	0 0	1,68,239	0 0
Futtehabad, ... {	1	91,649	0 0	87,433	0 0	85,305	0 0
	2	73,218	0 0	70,452	0 0	68,328	0 0
	3	22,251	0 0	21,376	0 0	20,613	0 0
	4	3,187	0 0	3,144	0 0	2,781	0 0
Total,		1,90,305	0 0	1,82,405	0 0	1,77,027	0 0
Bah Pinahut, ... {	1	75,628	0 0	74,554	0 0	72,276	0 0
	2	29,965	0 0	28,727	0 0	28,161	0 0
	3	52,211	0 0	50,882	0 0	48,956	0 0
	4	29,491	0 0	28,791	0 0	27,490	0 0
Total,		1,87,295	0 0	1,82,954	0 0	1,76,883	0 0

TABLE OF CHUQ STATISTICS.

Name of Pergunmah.	6			7			8		
	Deduced Revenue by taking two-thirds of value assumed at rent-rates of Ferozabad.			Old Juma.			New Juma.		
	Rs.	As.	P.	Rs.	As.	P.	Rs.	As.	P.
Furrah,	65,646	0	0	65,863	0	0	60,670	0	0
	70,614	0	0	75,852	0	0	62,970	0	0
	17,345	0	0	16,520	0	0	13,130	0	0
	10,435	0	0	11,358	0	0	9,710	0	0
Total,	1,64,040	0	0	1,69,093	0	0	1,46,480	0	0
Khundowlee,	50,726	0	0	52,075	0	0	52,731	0	0
	49,126	0	0	51,037	0	0	54,240	0	0
	33,766	0	0	29,566	0	0	30,750	0	0
	28,087	0	0	18,033	0	0	21,110	0	0
Total,	1,61,705	0	0	1,50,711	0	0	1,58,831	0	0
Ferozabad,	70,799	0	0	71,330	5	0	70,705	0	0
	56,324	0	0	61,201	4	0	55,530	0	0
	20,307	0	0	19,271	0	0	20,000	0	0
	28,258	0	0	23,123	0	0	24,400	0	0
Total,	1,75,688	0	0	1,74,925	9	0	1,73,635	0	0
Futtlchpoor,	99,428	0	0	96,689	0	0	1,03,514	0	0
	43,463	0	0	45,616	0	0	48,105	0	0
	19,933	0	0	21,832	0	0	20,710	0	0
	2,450	0	0	2,776	0	0	2,540	0	0
Total,	1,65,274	0	0	1,66,913	0	0	1,74,869	0	0
Huzoor Tehsil,	93,324	0	0	1,09,579	0	0	1,00,028	0	0
	41,280	0	0	52,685	10	0	47,628	0	0
	38,220	0	0	39,670	0	0	36,059	0	0
Total,	1,72,824	0	0	2,01,934	10	0	1,83,715	0	0
Iradnuggur,	1,00,853	0	0	1,22,420	0	0	1,20,610	0	0
	52,811	0	0	52,017	0	0	51,372	0	0
	8,782	0	0	7,646	0	0	7,786	0	0
	1,442	0	0	695	0	0	682	0	0
Total,	1,72,888	0	0	1,82,778	0	0	1,80,480	0	0
Futtlhabad,	84,424	0	0	86,199	0	0	85,934	0	0
	78,200	0	0	73,414	4	0	70,593	0	0
	22,766	0	0	21,530	0	0	20,300	0	0
	4,007	0	0	3,038	12	0	2,433	0	0
Total,	1,89,397	0	0	1,84,182	0	0	1,79,260	0	0
Bah Pinahut,	74,685	0	0	82,770	9	0	77,234	0	0
	25,842	0	0	32,446	9	0	28,984	0	0
	35,463	0	0	57,116	0	0	48,006	0	0
	22,576	0	0	32,300	0	0	26,140	0	0
Total,	1,58,566	0	0	2,04,633	2	0	1,80,364	0	0

TABLE OF CHUQ STATISTICS.

Name of Pergunnah.	9			10			11	12		
	Total increase on old juma.			Total decrease on old juma.			Net increase on the Chuq or pergun-nah.	Net decrease on the Chuq or pergun-nah.		
	Rs.	As.	P.	Rs.	As.	P.		Rs.	As.	P.
Furrah,	990	0	0	6,183	0	0	0	5,193	0	0
	115	0	0	12,497	0	0	0	12,382	0	0
	60	0	0	3,450	0	0	0	3,390	0	0
	0	0	0	1,642	0	0	0	1,642	0	0
Total,	1,165	0	0	23,778	0	0	0	22,613	0	0
Khundowlee,	1,933	0	0	1,277	0	0	656	0	0	0
	3,547	0	0	344	0	0	3,203	0	0	0
	2,360	0	0	1,176	0	0	1,184	0	0	0
	3,124	0	0	47	0	0	3,077	0	0	0
Total,	10,964	0	0	2,844	0	0	8,120	0	0	0
Ferozabad,	2,152	0	0	2,777	5	0	0	625	5	0
	1,224	12	0	3,896	0	0	0	2,671	4	0
	1,454	0	0	725	0	0	729	0	0	0
	1,676	0	0	549	0	0	1,277	0	0	0
Total,	6,506	12	0	7,797	5	0	0	1,290	9	0
Futtehpoor,	9,902	0	0	3,077	0	0	6,825	0	0	0
	4,050	0	0	1,561	0	0	2,489	0	0	0
	5,098	0	0	1,720	0	0	0	1,122	0	0
	7	0	0	243	0	0	0	236	0	0
Total,	14,557	0	0	6,601	0	0	7,956	0	0	0
Huzoor Tehsil,	1,711	0	0	11,262	0	0	0	9,551	0	0
	454	0	0	5,511	10	0	0	5,057	0	0
	477	0	0	4,083	0	0	0	3,611	0	0
Total,	2,642	0	0	20,861	10	0	0	18,219	10	0
Iradutunggur,	4,026	0	0	5,866	0	0	0	1,780	0	0
	1,575	0	0	2,220	0	0	0	645	0	0
	420	0	0	340	0	0	140	0	0	0
	83	0	0	96	0	0	0	13	0	0
Total,	6,224	0	0	8,522	0	0	0	2,298	0	0
Futtehabad,	4,741	0	0	5,006	0	0	0	265	0	0
	2,367	0	0	5,188	4	0	0	2,821	4	0
	676	0	0	1,906	0	0	0	1,230	0	0
	76	4	0	682	0	9	0	605	12	0
Total,	7,860	4	0	12,782	4	0	0	4,922	0	0
Bah Pinahut,	3,786	15	0	9,823	8	0	0	5,556	9	0
	1,230	0	0	4,692	9	0	0	3,462	9	0
	1,018	0	0	10,128	0	0	0	9,110	0	0
	390	0	0	6,500	0	0	0	6,160	0	0
Total,	6,424	15	0	30,694	1	0	0	24,269	2	0

TABLE OF CHUG STATISTICS.

Name of Pergunnah.	13	14	15	16	17	18
	Acreage of old juma on cultivation.	Ditto on culturable area.	Acreage of new juma on cultivation.	Acreage of new juma on culturable land.	Per-centage of waste on 100 acres of culturable land.	Per-centage of irrigation on 100 acres of cultivation.
	Rs. As. P.	Rs. As. P.	Rs. As. P.	Rs. As. P.		
Furrah,	2 5 2	2 1 7	2 2 3	1 14 11	9 $\frac{1}{2}$	46
	2 3 9	2 0 9	1 13 10	1 11 4	2 $\frac{1}{4}$	47
	1 11 4	1 8 4	1 5 8	1 3 4	10	36 $\frac{1}{2}$
	2 0 9	1 13 8	1 12 0	1 9 4	9 $\frac{1}{2}$	37 $\frac{1}{2}$
Total,	2 3 0	1 15 9	1 14 4	1 11 6	9	41 $\frac{1}{2}$
Khundwlee,	2 10 7	2 8 8	2 11 1	2 9 2	5 $\frac{1}{2}$	72
	2 2 10	2 1 2	2 5 0	2 3 3	4 $\frac{1}{2}$	60 $\frac{1}{2}$
	1 10 8	1 8 9	1 11 8	1 9 9	11 $\frac{1}{2}$	50 $\frac{1}{2}$
	1 0 1	0 14 5	1 2 10	1 0 10	13 $\frac{1}{2}$	37 $\frac{1}{2}$
Total,	1 14 7	1 12 7	2 0 3	1 14 2	8 $\frac{1}{2}$	55 $\frac{1}{2}$
Ferozabad,	2 12 0	2 7 9	2 11 8	2 7 5	9 $\frac{3}{4}$	84
	2 6 0	2 4 5	2 4 4	2 2 10	4	69 $\frac{3}{4}$
	2 2 1	1 14 4	2 0 6	1 15 6	3	62 $\frac{3}{4}$
	1 9 2	1 8 1	1 10 2	1 9 5	2 $\frac{1}{2}$	59 $\frac{3}{4}$
Total,	2 4 7	2 2 6	2 4 4	2 2 3	5 $\frac{1}{2}$	72 $\frac{1}{2}$
Futtehpoor,	2 6 5	2 1 4	2 9 1	2 3 8	13	52 $\frac{1}{2}$
	2 3 6	1 13 3	2 5 5	1 14 10	17	48
	2 3 5	1 13 6	2 1 7	1 12 0	10	46
	1 11 8	1 2 8	1 9 4	1 1 1	32	30
Total,	2 4 11	1 15 2	2 6 8	2 0 8	15	50
Huzoor Tehsil,	2 15 1	2 9 8	2 10 11	2 6 1	11	66 $\frac{1}{2}$
	2 11 10	2 9 1	2 7 8	2 5 2	6	60
	2 1 6	1 14 3	1 14 6	1 11 6	9 $\frac{1}{2}$	61 $\frac{1}{2}$
Total,	2 10 8	2 6 2	2 7 0	2 3 2	9 $\frac{1}{2}$	63 $\frac{1}{2}$
Iradutnuggur,	2 13 5	2 8 11	2 12 9	2 8 3	10	69
	2 1 10	1 14 7	2 1 5	1 14 2	9 $\frac{1}{2}$	55 $\frac{3}{4}$
	1 7 3	1 4 0	1 7 9	1 4 4	14	45 $\frac{3}{4}$
	1 0 0	0 15 2	0 15 9	0 14 11	5	61 $\frac{1}{2}$
Total,	2 8 0	2 3 2	2 7 3	2 3 3	10 $\frac{1}{2}$	63
Futtehabad,	2 9 5	2 8 8	2 9 4	2 8 6	12 $\frac{1}{2}$	71 $\frac{1}{2}$
	2 0 0	1 14 9	1 14 9	1 13 7	3 $\frac{1}{2}$	61 $\frac{1}{2}$
	1 9 0	1 7 0	1 7 7	1 5 8	7	42
	1 1 3	1 1 0	0 13 10	0 13 7	14	30 $\frac{3}{4}$
Total,	2 2 0	2 0 9	2 1 2	1 15 11	3 $\frac{1}{2}$	61 $\frac{1}{2}$
Bah Pinahut,	2 1 10	2 0 4	1 15 7	1 14 2	4 $\frac{1}{2}$	17 $\frac{1}{2}$
	1 14 7	1 11 10	1 11 3	1 8 10	8 $\frac{3}{4}$	13
	2 1 4	1 15 0	1 12 0	1 10 0	7 $\frac{1}{2}$	8 $\frac{1}{2}$
	1 14 7	1 12 1	1 8 4	1 6 5	8	10 $\frac{1}{2}$
Total,	2 0 6	1 14 5	1 12 8	1 10 9	7	13 $\frac{1}{2}$

TABLE OF CHUQ STATISTICS.

Name of Pergunnah.	19	20	21	22	23	24
	Per-centage of soils in 100 acres of cultivation.					
	Chicknote.	Doomut.	Mutteear.	Perya.	Bhoor.	Rettar.
Furrah,	4 $\frac{1}{2}$ 3 $\frac{3}{4}$ 2 5	33 $\frac{1}{2}$ 26 $\frac{1}{4}$ 19 $\frac{3}{4}$ 24	24 29 $\frac{1}{4}$ 16 31 $\frac{3}{4}$	26 $\frac{1}{4}$ 24 29 15 $\frac{1}{2}$	7 $\frac{3}{4}$ 11 $\frac{3}{4}$ 22 $\frac{1}{2}$ 16 $\frac{1}{2}$	4 $\frac{3}{4}$ 13 $\frac{3}{4}$ 10 $\frac{1}{2}$ 7 $\frac{1}{4}$
Total,	3 $\frac{1}{4}$	27 $\frac{3}{4}$	25 $\frac{3}{4}$	25	18 $\frac{1}{2}$	4 $\frac{1}{2}$
Khundowlee,	2 $\frac{1}{2}$ 2 $\frac{1}{2}$ 2 3 $\frac{1}{4}$	21 $\frac{1}{2}$ 14 13 6 $\frac{3}{4}$	39 $\frac{1}{2}$ 24 $\frac{1}{2}$ 22 8 $\frac{1}{4}$	8 $\frac{1}{2}$ 24 $\frac{1}{4}$ 27 $\frac{3}{4}$ 29 $\frac{1}{2}$	15 $\frac{1}{2}$ 26 $\frac{3}{4}$ 22 $\frac{1}{4}$ 30	12 $\frac{3}{4}$ 8 12 $\frac{1}{4}$ 24 $\frac{3}{4}$
Total,	2 $\frac{1}{2}$	13 $\frac{3}{4}$	24	22 $\frac{3}{4}$	23 $\frac{3}{4}$	13 $\frac{3}{4}$
Ferozabad,	11 $\frac{1}{2}$ 4 $\frac{3}{4}$ 4 $\frac{3}{4}$ 2 $\frac{3}{4}$	11 10 $\frac{1}{2}$ 9 $\frac{3}{4}$ 5 $\frac{1}{2}$	36 $\frac{1}{4}$ 30 25 27 $\frac{3}{4}$	12 13 $\frac{3}{4}$ 21 $\frac{3}{4}$ 23	11 $\frac{1}{4}$ 13 $\frac{1}{2}$ 10 $\frac{1}{2}$ 10 $\frac{1}{4}$	18 27 $\frac{1}{2}$ 27 $\frac{1}{2}$ 30
Total,	6 $\frac{3}{4}$	9 $\frac{3}{4}$	31 $\frac{3}{4}$	16 $\frac{3}{4}$	10 $\frac{1}{4}$	24 $\frac{3}{4}$
Futtehpoor,	11 6 $\frac{1}{4}$ 2 $\frac{1}{4}$ 2 $\frac{3}{4}$	15 $\frac{3}{4}$ 18 $\frac{3}{4}$ 28 $\frac{1}{4}$ 6	32 $\frac{3}{4}$ 37 $\frac{1}{2}$ 35 23 $\frac{1}{4}$	24 $\frac{1}{2}$ 25 12 17 $\frac{3}{4}$	11 $\frac{3}{4}$ 7 $\frac{3}{4}$ 9 $\frac{1}{2}$ 23	4 $\frac{1}{4}$ 4 $\frac{1}{2}$ 13 27 $\frac{1}{4}$
Total,	8 $\frac{1}{4}$	18 $\frac{1}{4}$	34 $\frac{1}{4}$	22 $\frac{3}{4}$	10 $\frac{1}{2}$	6
Huzoor tehsil,	4 $\frac{1}{2}$ 0 $\frac{1}{2}$ 0 $\frac{1}{2}$ 2 $\frac{1}{2}$	25 $\frac{1}{4}$ 20 11 $\frac{1}{2}$ 20 $\frac{1}{2}$	11 $\frac{1}{2}$ 11 $\frac{1}{2}$ 7 10 $\frac{1}{2}$	37 44 $\frac{1}{2}$ 41 40	20 $\frac{1}{2}$ 16 28 $\frac{1}{4}$ 21	1 $\frac{1}{2}$ 7 11 $\frac{3}{4}$ 5 $\frac{1}{2}$
Total,	2 $\frac{1}{2}$	20 $\frac{1}{2}$	10 $\frac{1}{2}$	40	21	5 $\frac{1}{2}$
Iradutnuggur,	4 2 $\frac{3}{4}$ 0 $\frac{1}{4}$ "	29 $\frac{1}{4}$ 24 $\frac{3}{4}$ 6 5 $\frac{3}{4}$	7 $\frac{3}{4}$ 1 $\frac{1}{4}$ 1 5 $\frac{1}{4}$	42 $\frac{1}{4}$ 43 $\frac{1}{4}$ 31 $\frac{3}{4}$ 70 $\frac{1}{2}$	16 $\frac{1}{4}$ 22 $\frac{1}{4}$ 44 $\frac{1}{4}$ 16 $\frac{3}{4}$	0 $\frac{1}{2}$ 6 16 $\frac{1}{4}$ 1 $\frac{3}{4}$
Total,	3 $\frac{1}{4}$	26	5	41 $\frac{3}{4}$	20 $\frac{3}{4}$	3 $\frac{3}{4}$
Futtehabad,	3 1 $\frac{1}{2}$ 0 $\frac{1}{2}$ "	17 $\frac{1}{4}$ 15 $\frac{1}{4}$ 6 $\frac{3}{4}$ 3 $\frac{3}{4}$	19 13 $\frac{1}{4}$ 7 0 $\frac{3}{4}$	31 37 $\frac{1}{2}$ 30 33 $\frac{3}{4}$	17 $\frac{1}{4}$ 25 40 $\frac{1}{2}$ 26 $\frac{1}{2}$	12 $\frac{1}{2}$ 7 $\frac{3}{4}$ 15 $\frac{1}{4}$ 35 $\frac{1}{4}$
Total,	2	14 $\frac{1}{4}$	14 $\frac{1}{4}$	33 $\frac{3}{4}$	24 $\frac{1}{2}$	11 $\frac{1}{2}$
Bah Pinahut,	20 $\frac{1}{4}$ 6 $\frac{1}{4}$ 1 $\frac{3}{4}$ 0 $\frac{3}{4}$	22 8 4 $\frac{1}{4}$ 3 $\frac{3}{4}$	16 20 $\frac{1}{2}$ 14 9	22 $\frac{1}{2}$ 40 $\frac{1}{2}$ 33 $\frac{1}{2}$ 38	16 23 43 $\frac{1}{2}$ 42 $\frac{3}{4}$	3 1 $\frac{3}{4}$ 3 6
Total,	9 $\frac{3}{4}$	11 $\frac{3}{4}$	15	31	29 $\frac{1}{2}$	3 $\frac{1}{4}$

TABLE OF CHUQ STATISTICS.

Name of Pergunnah.	25 Total of first 2 superior soils.	26 Total of first 4 superior soils.	27 Per-centage of new jumra's excess on deduced reve- nue-rates.	28 Per-centage of new jumra's defi- ciency on deduced revenue-rates.
Furrah, }	37 $\frac{1}{2}$	87	0	8
	29 $\frac{1}{2}$	83 $\frac{1}{2}$	0	12
	21 $\frac{1}{2}$	67	0	7
	29	76 $\frac{1}{2}$	0	7
Total,	31	82	0	12
Khundowlee, }	24	72	3 $\frac{1}{2}$	0
	16 $\frac{1}{2}$	64 $\frac{1}{2}$	9	0
	15	65	0	9
	7 $\frac{1}{2}$	45	0	33
Total,	16	62 $\frac{1}{2}$	0	1 $\frac{1}{2}$
Ferozabad, }	22 $\frac{1}{2}$	70 $\frac{1}{2}$	0	0
	15	59	3 $\frac{3}{4}$	0
	14 $\frac{1}{2}$	62	0	1 $\frac{1}{2}$
	8 $\frac{1}{2}$	58 $\frac{3}{4}$	0	15 $\frac{3}{4}$
Total,	16 $\frac{1}{2}$	65	0	1
Futtehpoor, ... }	26 $\frac{1}{2}$	84	3 $\frac{3}{4}$	0
	25	87 $\frac{1}{2}$	9 $\frac{1}{2}$	0
	30 $\frac{1}{2}$	77 $\frac{1}{2}$	3 $\frac{3}{4}$	0
	8 $\frac{1}{2}$	49 $\frac{1}{2}$	3 $\frac{1}{2}$	0
Total,	26 $\frac{1}{2}$	83 $\frac{1}{2}$	5	0
Huzoor tehsil, }	29 $\frac{3}{4}$	72 $\frac{1}{4}$	6	0
	20 $\frac{1}{2}$	77	13	0
	12	60	0	6
Total,	23	73 $\frac{1}{2}$	5 $\frac{3}{4}$	0
Iradutnuggur, }	53 $\frac{1}{4}$	83	9	0
	27 $\frac{1}{2}$	71 $\frac{3}{4}$	0	3
	6 $\frac{1}{4}$	89	0	0
	6 $\frac{3}{4}$	81 $\frac{1}{2}$	0	110
Total,	29 $\frac{1}{4}$	75	4	0
Futtehabad, }	20 $\frac{1}{4}$	70 $\frac{1}{4}$	1 $\frac{3}{4}$	0
	16 $\frac{1}{2}$	67 $\frac{1}{2}$	0	10
	7	44 $\frac{1}{4}$	0	11
	3 $\frac{3}{4}$	38 $\frac{1}{4}$	0	64
Total,	16 $\frac{1}{4}$	64 $\frac{1}{4}$	0	5 $\frac{3}{4}$
Bah Pinahat, }	42 $\frac{1}{2}$	81	3	0
	14 $\frac{1}{2}$	75 $\frac{1}{2}$	10	0
	5 $\frac{1}{2}$	53 $\frac{1}{4}$	25	0
	4 $\frac{1}{4}$	51 $\frac{1}{4}$	13	0
Total,	21 $\frac{1}{2}$	67 $\frac{1}{2}$	12	0

TABLE OF CHUQ STATISTICS.

Name of Pergunnah.	29	30	31	32	33	34	35	36
	Agra Villages of each Chuq adjoining a neighbouring zillah.				Villages of another zillah adjoining Agra.			
	No. of Mehals.	Per-centage of irrigation.	Waste in 100 acres of culturable.	Acre-rate on cultivation.	No. of Mehals.	Per-centage of irrigation.	Waste in 100 acres of culturable.	Acre-rate on cultivation.
Furrah, ...	1	37	16	2 0 0	1	11	12	2 8 11
	0	0	0	0 0 0	0	0	0	0 0 0
	0	0	0	0 0 0	0	0	0	0 0 0
	0	0	0	0 0 0	0	0	0	0 0 0
Total, ..	0	0	0	0 0 0	0	0	0	0 0 0
Khundowlee, ...	5	60	7	2 8 7	5	58	3 $\frac{1}{2}$	2 7 7
	7	62	2 $\frac{1}{2}$	2 4 1	5	70	3	2 9 7
	0	0	0	0 0 0	0	0	0	0 0 0
	0	0	0	0 0 0	0	0	0	0 0 0
Total, ..	0	0	0	0 0 0	0	0	0	0 0 0
Ferozabad, ...	3	8 $\frac{1}{2}$	13	2 11 1	3	90	5	2 8 2
	5	6 $\frac{1}{2}$	8	2 2 3	4	81	0	0 0 2
	0	0	0	0 0 0	0	0	0	0 0 0
	0	0	0	0 0 0	0	0	0	0 0 0
Total, ...	0	0	0	0 0 0	0	0	0	0 0 0

Futtehpoor, ...

Total, ...

Huzoor Tehsil,

Total, ..

Iradutnuggur,

Total, ...

Futtehabad, ...

Total, ...

Bah Pinahut, }

Total, ...

No other Zillah adjoins these pergunnahs.

No Khalsah village in Bah Pinahut adjoins the Etawah zillah.

TABLE OF CHUQ STATISTICS.

Name of Pergunnah.	37	38	39	40	41	42	43	44
	Agra villages adjoining another zillah.				Villages of another zillah adjoining Agra.			
	No. of Mehals.	Per-centage of irrigation.	Waste in 100 acres of cultivable.	Acre-rate on cultivation.	No. of Mehals.	Per-centage of irrigation.	Waste in 100 acres of cultivable.	Acre-rate on cultivation.
Furrah, ...								
Total, ...								
Khundowlee and Saidabad continuous.								
Khundow- lee, ...	3	75	2	3 4 7	6	57	8	3 3 3
	5	59	4	2 7 7	5	67	14	2 15 10
	1	61	23	1 13 8	4	75	16	2 12 0
Total, ...	*3	3	76	1 4 3	*1	57	17	3 1 1
Ferozabad and Shekohabad 1st Division continuous.								
Ferozabad, {	0	0	0	0 0 0	0	0	0	0 0 0
	+1	78	4	2 6 10	2	83	3	2 5 7
	8	66	3	1 15 3	13	73	7	1 11 0
	1	54	2	2 3 9	1	46	4	1 3 5
Total, ..	0	0	0	0 0 0	0	0	0	0 0 0
Futtehpoor, ...								
Total, ...								
Huzoor Tehsil,								
Total, ...								
Iradutnuggur,								
Total, ...								
Futtehabad, ...								
Total, ...								
Bah Pinahut,								
Total, ...								

No other Zillah adjoins these pergunnahs.

No Khalsah village in Bah Pinahut adjoins the Etawah zillah.

* The Agra village is the wretched one of Dhangrauli and the Muttra one is the fine estate of Maandur.

+ A decrease of 1,200 rupees was allowed in Ferozabad; an increase of rupees 20,000 was taken in Shekohabad 2nd Division.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF ETAWAH.

CONTENTS.

PAGE.	PARA.
251	1. Settlement statements of Etawah.
"	2. General boundaries.
"	3. Number of mouzahs.
"	4. Area.
252	5. Soil and general features.
"	6. Streams.
"	7. Irrigation from wells.
"	8. Irrigation from tals.
"	9. Distinction of the pergunnah into classes.
"	10. Distinction of soil into classes.
253	11. Markets.
"	12. Castes of the proprietary.
254	13. Census total population.
"	14. Tenures.
255-256	15-16. Talookas and cases in which the talookdar has been set aside and the biswadaree settlement concluded.
257	17. Talookdaree allowance in these cases should not be limited, but by the period of settlement.
"	18. Mouzahs the property of Government and lawaris.
257-258	19-20. Former settlements.
258	21. Remarks on the above data.
259	22. Over-assessed estates.
"	23. Increase of assets.
"	24. Proposed assessment.
260	25-26. Low rate of assessment on the hereditary villages of talooka Purtabncre.

PAGE.	PARA.
260	27. Rent and revenue rates.
261	28. Settlement.
262	29. Village police.
"	30. Kists.
"	31. Records of administration and liabilities.
"	32. Settlement under Regulation VII of 1822.
263	33. Khotbut mouzahs.
"	34. Outstanding balances.
267	1. Settlement papers of pergunnah Burpoorah.
"	2. Description of boundaries.
"	3. Principal divisions of the pergunnah.
"	4. Soil and boundaries of the division termed Pattee Kinneyt.
268	5. Soil and general features.
"	6. Irrigation crops.
"	7. Distinction of the soil into classes.
269	8. Markets.
"	9. Castes of the proprietary classes and of the ryots.
270	10. Tenures during the first settlement ; second settlement.
"	11. Tenures continued.
"	12. Estates property of Government.
"	13-14. Former fiscal history.
272	15. Remarks on the exorbitance of the former assessment.
"	16. Increase of liabilities and assets.
273	17. Proposed assessment.
"	18. Rent and revenue rates.
"	19. Settlement.
"	20. Talookas Chukkurnuggur and Schson.
274	21. Soil of Chukkurnuggur and Schson.
"	22. Tenures Chukkurnuggur.
275	23-24. Schson tenures.
"	25 to 27. Present proceedings respecting the tenures of Chukkurnuggur and Schson. Biswadurce settlement and assignment of talookdaree allowance.
276	28-29. Pressure of the former assessment.
277	30. Proposed jumās of both talookas, with the malgoozaree rates.
"	31. Improvement in the position of the people and the Rajah, by the present measures.
"	32. Rent and revenue rates.
278	33. Notice of mouzah Sukheyee Sakrowlee talooka Schson.
"	34. Talooka Burreyh, its position and boundaries.
279	35. Tenure.
"	36. Present proceedings.
"	37. Assessment.
"	38. Rent and revenue rates.
280	39. Detached mouzah Gurha Kasdar, not included in any division

PAGE.	PARA.
280	40. Position and boundaries.
"	41. Former fiscal history.
"	42. Tenures.
281	43. Soil.
"	44. Inhabitants.
"	45. Present condition and pressure of the revenue.
"	46. Proposed juma.
"	47. Rent rates and revenue ratio.
282	48. Increased assets.
"	49. Statement shewing the mode of disposal of the entire balances of the pergunnah Burpoorah, up to the close of 1247 F. S.
289	1. Settlement papers of Dehly Jakhrun.
"	2. Period of settlement.
"	3. General boundaries.
"	4. Number of mouzahs and mehals.
"	5. Area by survey and khusrak.
290	6. Soil, general features and produce.
"	7. Streams.
"	8. Irrigation from wells.
"	9. Irrigation from tals.
"	10. Distinction of the pergunnah into classes.
"	11. Distinction of the soil into classes.
291	12. Markets.
"	13. Population, castes of zemindars.
"	14. Castes of ryots.
292	15. Census.
"	16. Tenures, zemindaree, putteedaree, biswadaree, with notice of former and present proceedings.
"	17. Notice of the case of mouzah Bawut.
"	18. Notices the case of mouzah Muranaye, talooka Burnahaul.
293	19. Talookas.
"	20. Tenures, lawaris, mouzahs and estates, the property of Government.
294	21. Former fiscal history.
"	22. Demand, collections and balance, for the last twenty years.
295	23. Present condition and average malgoozaree rate.
"	24. Increase of assets from resumed maafee, and increase of liabilities.
296	25. Decrease of revenue on the kamil juma, and road fund.
"	26. Rent and revenue rates.
297	27. Settlement.
"	28. Exception in favor of the two resumed maafee villages.
298	29. Village police.
"	30. Kists.

PAGE.	PARA.
298	31. Records of administration and liability.
"	32. Settlements under Regulation VII of 1822.
299	33. Khetbut villages.
"	34. Disposal of all outstanding balances.
303	1. Settlement statements of Luckna.
"	2. Period.
"	3. General boundaries.
"	4. Number of mouzahs and mehals.
"	5. Area by professional survey and khusrak.
304	6 to 9. Soil and general features of the pergunnah.
305	10. Culturable land.
"	11. Irrigation from wells.
"	12. Irrigation from tals or wells.
"	13. Streams.
"	14. Distinction of the pergunnah into classes.
306 15 to	17. Distinction of the soil into classes.
"	18. Distinction of soils into classes in the kurka.
307	19. Produce, and markets.
"	20. Castes of the inhabitants.
308	21. Population and rates per square acre.
"	22. Tenures and zemindaree.
"	23. Biswadaree settlements made subject to a talookdaree allowance.
309	24. Difference of arrangements in cases of villages of Chowdhree Oodheyraj.
"	25. Government villages.
310	26. Former fiscal history.
311	27. Result of present inquiry into condition.
"	28. Future assessment and amount of reduction allowed.
"	29. Increase of assets from resumed registered Lakhiraj lands.
312	30. Increased liabilities of the agriculturists from police and road fund charges.
"	31. Rent rates.
313-314	32-33. Revenue rates how deducted.
"	34. Settlement.
"	35. Village police.
315	36. Kists.
"	37. Records of administration, liabilities, &c.
316	38. Arrangement for the payment of putwarees.
"	39. Services of Mr. Road.
"	40. Settlements under Regulation VII of 1822.
317	41. Emendation of records of khetbut mouzahs.
"	42. Adjustment of outstanding balances.
318	43. Remarks on the present and future effects of the famine of 1845 and concludes.

PAGE.	PARA.
321	1. Reports submission of settlement papers.
"	2. Position of these pergunnahs and recent annexations to the Etawah zillah.
"	3. Phuppoond and Beyla will be first noticed together, and lastly Ooreya.
"	4. The boundaries of Phuppoond and Beyla and No. of mouzahs and mehals.
322	5. Area, soil and general features. Jhabur and flooded land, and irrigation.
323	6. Crops.
"	7. Streams.
"	8. Distinction of soil into classes.
324	9. Markets.
"	10. Castes of the proprietary classes and ryots.
325	11. Census.
"	12. Tenures, in talookas Rooroo and Sehor, arrangements for the former.
326	13. Arrangements for the villages of Sehor. Recovery of the talookdaree balance from the village occupants. In Phuppoond. In Beyla.
327	14. Biswadaree settlement.
"	15. Former fiscal history of Rooroo and Sehor.
328	16. Statements of comparative assessments and of demands, receipts and balance of 2 pergunnahs united.
329	17. Notices their condition when brought under settlement.
330	18. Rate per area of former and proposed juma.
"	19. Increase of assets by resumed maufee. Maufee land released by settlement proceedings and increased liabilities from road fund and chowkeedaree.
331	20. Rent and revenue rates.
332	21. Settlement.
"	22. Statement of kists.
"	23. Khetbut tenure.
"	24. Notice pergunnah Ooreya, boundaries, area.
333	25. Soil and general features.
334	26. Products.
"	27. Distinction of pergunnah and soils into classes.
"	28. Markets, manufactures, traffic.
335	29. Proprietary and prevailing castes of the entire population and general rate per square mile.
336	30. Tenures zemindaree, bhyacharah and puttcedaree; their more healthy and natural condition; the biswadaree settlement; villages the property of Government.
336	31. Fiscal history.
338	32. Former juma.

PAGE.	PARA.
338	33. Increased assets from resumed maafee, liability from chow-keedaree and road fund.
„	34. Rent and revenue rates.
339	35. Settlement.
„	36. Statement of kists,
„	37. Khetbut tenures.
340	38. General remarks applicable to the pergunnah preparations of records.
„	39. Outstanding balances.
„	40. General statement shewing the comparative pergunnahwar results of the revised settlement on the whole district.
„	41. General remarks on the reduction of assessment which is regarded to be a full one, and not likely to bear increase.
341	42. The future working of the settlement will greatly depend on the few next seasons proving favorable, and the care of the local officers.
341	43. Notices the realization of the revised assessment of 1218 in every pergunnah, with trifling exception in Ooreya.

REPORT

ON THE

SETTLEMENT OF THE DISTRICT

OF

ETAWAH.

PERGUNNAH ETAWAH.

To R. N. C. HAMILTON, Esq.

Commissioner of Revenue,

AGRA.

SIR,

Herewith I have the honor to submit the papers of settlement of

*Professional maps,	2 vols.	pergunnah Etawah, as noted in the
Village statements, Nos. II and III,	2 do.	margin,* revised under Regulation IX
Annual juma statement,	1 do.	of 1883, for a period of 30 years.
General statement No. IV,	1 do.	2. Etawah adjoins westward
Police statement,	1 do.	General Dehly Jakhun, and eastward
No. VII, Maafee statement,	1 do.	boundaries. Luckna of this district. North-
Statement of area occupied by each crop,	1 do.	ward it is bounded by Kurhul in Myn-
Mouzawar index,	1 do.	pooree, and south by the river Jumna.
Mehalwar index,	1 do.	3. Its boundaries underwent revision after the survey; by
Abstract disposition of the out-standing balances attached to this report.	1 do.	which the new pergunnah has been made to contain
Total,	12	Number of Mouzahs.

214 mouzahs, which have been formed into 155 mehals.

4. It was measured professionally and by khusrah in 1839, when the area was found to be the following, which is given as corrected by pertaal.

Area.

AREA IN ACRES.

Malgoozaree.						
Total.	Minhay, barren, &c.	Cultivat- ed.	Newly abandoned.	Total of the two.	Culturable waste.	Total.
1,28,544	50,408	58,485	17,453	75,938	2,198	78,136

5. In general position and features Etawah bears resemblance to Dehly Jakhun and Luckna. It may similarly be divided into the Kurka, or Jumna tract, the Ghar, and the Puchar. There is this difference, however, that there is less superior Puchar land in proportion to the Ghar, than in either of the above pergunnahs. Besides which, there is a larger extent of inferior land toward the centre of the pergunnah, in the vicinity of the Sursoo and Soyngthur streams. I, therefore, consider it to be generally inferior in natural resources.

6. Two streams enter the pergunnah from the west side during the rains, the Sursoo and the Soyngthur, and unite toward its centre at the village called Chukwa Boozoorg into one bearing the name of the latter stream, which flows into the Luckna pergunnah. No benefit is derived from the floods of these torrents; on the contrary, the villages along their course suffer from the sundry deposits which they leave.

7. The return of irrigation of this pergunnah is 61 per cent. irrigated to 39 unirrigated; 55 being by wells, and 6 from tanks. It is sufficiently correct, having been tested by careful pertaal, and shows a less favorable return than either Luckna or Dehly Jakhun, which was to be anticipated from the small proportion of Puchar lands. The general remarks regarding the facilities for sinking cutcha wells, made in my report on Luckna, are also applicable to Etawah.

8. There is little tal irrigation in the pergunnah; jheels are few. Irrigation from tals. Abee land is only 6 per cent.

9. The pergunnah has been divided into four classes. First, the Kurka or Jumna tract, embracing all villages adjacent to the river. The rest of the pergunnah being distinguished into the first, second and third classes, according to the individual quality of soil and capabilities for irrigation of each mouzah, without reference to position. A classified list of the villages has been added to the first volume of village statements.

10. The soil has been distinguished into the same classes, that have been adopted in Luckna and Dehly Jakhun, viz: Barah, Munjah and Burreh. The two former classes are of rare occurrence in the Kurka villages. The general proportion per cent. of each class being, Barah 8, Munjah 12, and Burreh 80. This proportion of the superior soils exceeds that of Luckna and Dehly Jakhun, and is rather too high.

and partly explains the reduced revenue-rates which have been applied to them.

11. Etawah is the only market deserving of notice in the pergunnah. The vicinity of Kurlul in Mynpooree, affords a market for the villages situate on the north-western side.

12. The most influential class of proprietors in Etawah, was formerly that of the Subram Brahmins of Manuk-poor Bissoo, still called chowdhrees; but their inveterate habits of mismanagement and arrear, have led to the sale of a number of their estates. The Chowhan family of Purtapnere; the Gorruckpooria bunnias of the town; the Kayths of Chukna Boozoorg, likewise called chowdhrees of Ayara of Purasun and Sunay-eyk-dil; and Koosul Singh, a brahmin of Hurdooe, who has lately risen into notice, likewise possess many villages.

The ryots, or assamees, are very mixed. The following abstract, showing the sub-division of the population into castes, will not be without its interest.

<i>Caste.</i>	<i>Agriculturists.</i>	<i>Non-agriculturists.</i>	<i>Total.</i>
Brahmins,	4,224	3,856	8,740
Rajpoots,	1,884	477	2,361
Mahajuns,	175	761	918
Kayths	346	1,018	1,394
Musulmans,	317	3,679	3,996
Kachoes	2,586	1,278	3,864
Chumars,	1,864	3,663	5,527
Naces,	157	963	1,125
Carpenters,	214	658	872
Dhobees,	158	508	666
Talees,	188	635	823
Lodhees	1,716	923	2,699
Koomars,	153	323	536
Dhanooks,	82	699	781
Bunghees,	24	492	516
Aheers,	3,779	1,077	4,856
Guddurieas,	515	443	958
Bhorjies,	46	405	451
Bunneas,	334	1,926	2,260
Kuhars,	513	863	1,411
Sonars,	33	624	657
Korees,	4	1,433	1,437
Koornees,	12	465	477
Miscellaneous,	295	3,263	3,134
Total,	20,291	30,463	50,754

13. By a census made in the last year, the total population of the pergunnah was made to amount to 50,754 souls to an area of 202 square miles, giving a rate of 251 persons to the square mile. But this return is, for obvious reasons, below the real average.

14. The tenures throughout Etawah are, with very trifling exception, zemindaree; the investigation of which occupied me long, notwithstanding that a great number had been disposed of in last season by my predecessor Mr. Lawrence, and by the Deputy Collector.

The cases in which property has changed hands are not many; and, to bring them prominently to the notice of the Board, I annex a list, with an abstract of grounds on which decision was founded.

<i>Estate.</i>	<i>Name of party in possession prior to settlement.</i>	<i>Name of party who has now been admitted to engagements.</i>	<i>Abstract of grounds of decision.</i>
Suckhore,	Dooniaput,	Subbjeet, &c.,	Vide remarks in next paragraph.
Neepsye,	Ditto, ...	Jyshiram, &c.,	Ditto ditto.
Shahjehan-poor, ..	Ditto, ...	Lalsaha, &c.	Ditto ditto.
Bilonee-poor,	Ditto, ...	Pransookh, &c.,	Ditto ditto.
Manukpoor Bheecun, ...	Oogur Pershaud, ...	Bheecun, ...	This estate has been transferred from the name of Oogur Pershaud Kyath to the occupant Brahmin Bheecun, (subject to a Talookdaree payment of 10 per cent. on the juma), who has managed the estate as moostagir since 1818, vide detailed remarks annexed to village statements.
Buhader-poor Lo-hea,	Hunoo Pershaud To-taram, ...	Nundram Pransookh.	Transferred from the names of the Kyaths to the occupant community, subject to a talookdaree payment of 10 per cent. on the juma, vide detailed remarks to village statement.
Orhunpoor,	Rajah Cheyt Singh, ...	Bhyroom Singh, &c.,	Vide remarks in following paragraph.

15. There are only two estates in Etawah that deserve the name of talookas. The first, that of Purtapuere, Rajah Cheyt Singh Talookdar, embraces 11 mouzals, bearing a juma of rupees 7,866; many claims were preferred by the occupants of the several mouzals, only one of which, in the case mouzah Arumpoor, appeared to me to be made out; a settlement in that instance has been made with the occupant Brahmins as biswadars, subject to a talookdaree allowance to the Rajah of rupees 18 per cent. of the gross assets. From this arrangement the Rajah has not appealed. Vide my letter to the Commissioner, No. 90, dated the 28th May last. The remaining mouzals have been settled with him as zemindar. The Purtapuere family is Chowhan, connected with the Rajahs of Chukkurnuggur, Mynpooree, Eyta and Rajore; the family is a very ancient one. It acquired Orhunpoor at the time of Almas Alee Khan's Soobadaree under the Government of the Nuwab Vuzeer. The second case is that of the villages held by Dooniaput Kyath, now residing in Lucknow, son of Ray Balkishan, an officer of high rank (Akhbar-Nuwees) in the service of the Nuwab of Oude, who, a few years before the cession, acquired possession of a considerable talooka, the fiscal history of which since the cession, I have thought it worth while to detail in the subjoined statement.

<i>Settlement.</i>	<i>Number of mouzals.</i>	<i>Juma.</i>	<i>Name of party engaging.</i>	<i>On what tenure.</i>	<i>Detail.</i>
1st.	56 6 13	58,464	Dhunput Ray son of Ray Balkishan and his agent Debidut.	Zemindaree, 11 13 7	Toolshepoor, Bhugoliepoor, Shahjehanpoor, Nundpoor, Khurkholee 13 biswas, Oossreye, Neepseye, Bihareepoor, Longpoor, Koomhawur, Ondinpoor, Selsarpoor.
				Moostageery, 44 13 6	Luckhor Shahjehanpoor Buraree, Ameenabad, Bukpyarpoor Rutnoopoer, Rahnu, Keshopoer, Mudheapoer, Ayma Nugla, Mohun Nugla Golabpoor, Bhageepoor, Bishnoopoer, Lohreye, Sheoporee Tumarooa 13 biswas, Roceean, Rokpoor Nugureeh, Bhudwan Doongree, Kandunee Ayma Mohumedpoor, Wuzerpoor, Dunnodurpoor Suray, Eyketil Indohma, Bhoolpoor, Mobarickpoor, Buhaderpoor, Oonwah, Suntokpoor, Eesurpoor, Jhidpoor Jahanabad Suray, Eesur, Beye.

Settlement.	Number of mouzahs.	Jama.	Name of party en- gaging.	On what tenure.	Detail.
2nd.	10 13 7	8,721	Dhnaput Ray, son of gir. Balkishan.	Moosta-	Toolsheepoor, Bhugoleepoor, Nundpoor, Khurkholee 13 biswas, Lutteopoor, Oos-sreye Longpoor, Neepseye, Rooccan, and Bishnoopoor Lohreye.
3rd.	24 13 7	18,898	Dhnaput Ray.	Moosta-gir.	Besides the 10 above detailed Ayma Nugla Mohun, Rahun, Reshopoor Rahun, Sooltanpoor Rohun, Nugla Golabpoor, Gora Dialpoor Kullianpoor, Rohun, Mohunpoor, Bhudiapoor, Agoopoor, Bhagerpoor, Bhowancepoor, Suleympoor, Juffurpoor, Luckhore, Shahjehanpoor.
4th.	.....	.....	.....	.....	Ray Balkishan refused to engage for any villages, the whole of which were settled individually, either in zemindaree, or farm with others.
5th.	.....	.....	.....	.....	Ray Balkishan did not come forward. The same arrangement was made.
6th.	14 0 0	12,399	Dhonia-put, son of Ray Bal-kishan.	Zemin-dar.	Rahun 1, Kullianpoor 2, Sooltanpoor 3, Kishpoor 4, Kooccan 5, Mohunpoor 6, Bhudiapoor 7, Agoopoor 8, Bishnoopoor, Sohreye, Nugla, Golabpoor, Luckhore, Shahjehanpoor, Neepseye, Bibareepoor. Memo : The 8 first named mouzahs have been sold for arrears of revenue, and the 6 mouzahs following only remain in his possession : Bishnoopoor Sohreye, Golabpoor, Luckhore, Shahjehanpoor, Neepseye, Bibareepoor.

16. The injury resulting to the remaining villages from the absenteeism of Dooniaput, and the mismanagement of his agents, as well as the just claims of the village occupants, convinced me of the necessity for introducing a system, by which they should be placed under the direct local management of a qualified person resident on the spot ; and I

caused several notices to be served on the recorded proprietor, calling on him to make some such arrangement; failing in which, I have concluded a biswadaree settlement with the proprietary communities of the 4 mouzahs noted in the margin,* allowing to Doonaput 18 per cent. of the assets in the 2 former cases, and 15 in the two last.

- * 1 Neepseye.
- 2 Bihareepoor.
- 3 Luckhore.
- 4 Shahjehanpoor.

17. I beg here distinctly to record my opinion, that the talook-daree allowance in these cases should be heritable, and not limited, save to the period of settlement.

Mouzahs the property of Government and Lawaris.

* From Secy : Sudder Board, No. 284, dated the 11th August 1840.

From Settlement officer, No. 312, dated the 7th October 1840.

From Commissioner, No. 550, dated the 18th December 1840.

From Secy : Sudder Board, No. 458, dated the 27th November 1840.

18. For a detail of the arrangements made for the mouzahs belonging to Government, and Lawaris, I beg to refer you to the statement which accompanied my letter, No. 108, dated the 14th June last, and the subsequent correspondence, noted in the margin,* which is yet unconcluded.

19. The fiscal history of the pergunnah will be sufficiently gathered from an examination of the subjoined two statements, which exhibit, first, the several settlements compared with one another; and secondly, the demand, collection and balance for the last 20 years, ending with 1246 F. S.

SETTLEMENT.	Average juma.	1st Settlt.		2d Settlt.		3d Settlt.		4th Settlt.		5th Settlt.	
		Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
1st Settlt. from 1210 to 12,	1,82,577	0	0	0	0	0	0	0	0	0	0
2d ditto from 1213 to 15,	1,75,153	0	7,421	0	0	0	0	0	0	0	0
3d ditto from 1216 to 19,	2,06,282	23,705	0	31,126	0	0	0	0	0	0	0
4th ditto from 1220 to 24,	1,81,489	0	1,088	6,333	0	24,793	0	0	0	0	0
5th ditto from 1225 to 29,	1,84,040	1,463	0	8,884	0	22,294	2,551	0	0	0	0
Present juma,	1,89,969	7,392	0	14,813	0	16,312	8,480	0	5,929	0	0

Statement of demand receipts, and balances for 20 years, ending with 1246 F. S.

Year.	Demand.	Collections.	Balance.
1227 F. S.	1,83,578	1,83,748	0 0 0
1228 F. S.	1,83,621	1,87,715	0 0 0
1229 F. S.	1,83,641	1,83,787	0 0 0
1230 F. S.	1,83,706	1,84,132	0 0 0
1231 F. S.	1,83,906	1,86,629	0 0 0

Year.	Demand.	Collections.	Balance.
1232 F. S.	1,86,706	1,87,677	0 0 0
1233 F. S.	1,86,706	1,87,918	0 0 0
1234 F. S.	1,86,706	1,87,963	0 0 0
1235 F. S.	1,87,386	1,87,920	0 0 0
1236 F. S.	1,87,400	1,87,934	0 0 0
1237 F. S.	1,87,140	1,87,674	0 0 0
1238 F. S.	1,87,390	1,87,734	181 0 0
1239 F. S.	1,87,390	1,87,670	179 0 0
1240 F. S.	1,87,197	1,87,656	0 0 0
1241 F. S.	1,88,524	1,88,492	273 0 0
1242 F. S.	1,88,569	1,89,116	0 0 0
1243 F. S.	1,89,219	1,89,845	0 0 0
1244 F. S.	1,89,781	1,90,216	189 0 0
1245 F. S.	1,89,780	67,513	1,20,494 12 0
1246 F. S.	1,89,592	1,15,675	61,079 9 0
Total,	37,36,638	35,56,514	1,82,396 7 0

20. A decrease of 7,000 rupees will be observed in the second settlement, and an extraordinary increase of rupees 31,000 at the 3rd. Again, a very large reduction of rupees 24,000 at the 4th settlement, which was hastened by the drought of 1219. The fourth settlement indeed, was concluded almost entirely with farmers, the land-holders having very generally refused the Collector's terms. An increase of 2,500 rupees at the fifth, and of about 6,000 rupees at the sixth and succeeding settlements, was effected; rendering the present juma in excess of that of the first settlement by rupees 7,392, from which should be deducted rupees 4,309 on account of marfee lands intermediately resumed, reducing the excess juma to rupees 3,083.

21. The clear state of the balance column in the second statement, up to the famine of 1245, would, uncorrected by other sources of information, induce an opinion, that the pergunnah was not over-assessed. That such was greatly the case, however, there is abundant proof—in the present depressed condition of the agriculturists, the pergunnah exhibiting a greater degree of poverty and wretchedness among the ryots of abandoned and ruined villages, and want of means in the land-holders than any other of the settled pergunnahs, save Burpoora; in the extraordinary balances of the two* past and the present year; in the great number of estates recently sold and purchased by

* Balance of 1245—1,20,494
 Balance of 1246—61,079
 Balance of 1247
 On the 1st Sept. 1840 45,224.

* Sold between the 1st January 1838, and the 31st Decr. 1839,	18
Purchased by Govt.,	6
Ditto by others, ...	12

+ Acres, 17,453 in March, 1840.

‡ Estates under kham management when the settlement came on.	49
--	----

land, finally, was clearly higher than was warranted by the capabilities of the pergunnah, viz. Rupees. 2-6-11.

22. There are several estates which could be quoted, in which, except in seasons of unusual productiveness, a yearly loss was suffered by the land-owner; until, his means and patience being exhausted, he broke down in the famine year; such were Rajpoora, and most of the villages of Rahun; but it is unnecessary here to adduce them.

23. The increase of assets obtained from resumed registered maafee land, after deducting 229 acres for tenures not exceeding 10 beegahs, amounts to 1462 acres; and from unregistered maafee, after deducting 960 acres released to village servants and others, to 3,911 acres; total 5,373 acres. The calculated juma upon which is rupees 6,715. But the real value does not probably exceed half this amount. As a set off against this must be noticed the increase of liabilities, viz., two-third of the salaries of chowkeedars and bullahurs, Rs. 4,080 §, and the rent of land assignments to the same, rupees 968 ||; total rupees 5,048: and the road fund, rupees 1,597 =grand total rupees 6,645.

24. I propose to fix the kamil future juma of the pergunnah at rupees 1,60,541, shewing a reduction in revenue of rupees 30,097 ¶, or about rupees 17 per cent. and yielding a rate on malgozaree area of rupees 2-0-10; and besides this, to grant a further russudee reduction during the first-three years, as noted in the margin.**

Proposed assessment.	
¶ Former juma, 190,638	
Proposed juma, 160,541	
Reduction, ...	30,097
** 1248 ...	18,118
1249 ...	5,878
1250 ...	639

Road Fund.

Road fund at 1 rupee per cent. on the juma, has been engaged for besides.

25. An increase of rupees 4,387 might have been obtained by raising the assessment of the 8 villages noted in the margin*, belonging to the talooka Purtapnere; to the standard of the pergunnah, but this measure I cannot advocate, considering that the limited profit enjoyed by the Rajah Cheyt Singh, is no more than is sufficient to maintain the moderate degree of expenditure which his rank and station necessarily require. It would, I conceive, be neither just nor politic to raise the assessment on the estate of a chief of rank and family, so high, as to allow only of the reduced expenditure of a private and humble individual. The Rajah bears a good character for punctuality of payment, and has always shewn himself ready to render such assistance as lay in his power to the officers of Government. An increase of rupees 41 † upon his villages of pergunnah Etawah, and of rupees 40 ‡ upon the total talooka, exclusive of the villages transferred to Mynpooree, has been made by the present settlement; besides the very considerable increase of incidental liabilities.

- * 1 Purtapnere.
2 Sungolee.
3 Demaree.
4 Tukpoora.
5 Nagur Hurchundpoor
Chogon.
6 Pudumpoor.
7 Kheyra Suray Bhoput.
8 Bhogeepoor.

† Former assessment,	7,866
Proposed ditto, ...	7,907
Increase, ...	41
‡ Former assessment,	25,853
Proposed ditto,	25,893
Increase,	40

26. Having assumed the total juma of the talooka Purtapnere in Etawah at rupees 7,907, the system followed in distributing the assessment has been the following. The villages Burolee Kullan, Burolee Khurd and Arhunpoor; which are distinct from the more ancient and hereditary villages of the talooka, have been assessed at the average rate of the pergunnah, and the remaining juma has been distributed over the villages of the mehals Purtapnere and Sungoollee, proportionately to the full assessment which each could in my judgment bear. The rate of assessment is, therefore, equally light in each; whereas under the former distribution, some bore a mere nominal assessment, and others a full juma. I mention this to correct any erroneous idea that might be formed from the fact of the juma of some of the mouzahs having been reduced.

Rent-rates.

27. The following rent-rates were assumed for each division and class of the pergunnah.

Class.	Barah.		Munjah.		Burreh.		Lately abandoned.		Abee.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	
First, ...	7 14	5 4	5 10	3 15	4 2 0	2 7	3 1 6	1 14	3 12
Second,	7 2	5 1	5 4	3 12	3 10 6	2 4	2 10 0	1 11	3 6
Third, ...	6 0	4 8	4 8	3 6	2 13 0	1 14	2 2 6	1 5	2 13

	Barah.		Munjah.		Burreh.		Kuchar.		Lately abandoned.		Teer.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	
Kurka,	6 0	4 8	4 8	3 6	3 6	2 5 6	5 4	2 7	2 7	1 14	4 8

From which the revenue rates were deduced by
 Revenue rates. the subtraction of 33 per cent. and are as follows :—

Class.	Barah.		Munjah.		Burreh.		Kuchar.		Lately abandoned.		Teer.	Abee.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
First,	5 4	3 8	3 12	2 10	2 12	1 10	0 0	0 0	2 1	1 4	0 2	8
Second,	4 12	3 6	3 8	2 8	2 7	1 8	0 0	0 0	1 12	1 2	0 2	4
Third,	4 0	3 0	3 0	2 4	1 14	1 4	0 0	0 0	1 7	0 14	0 1	14
Kurka,	4 0	3 0	3 0	2 4	2 4	1 9	3 8	1 10	1 10	1 4	3 0	0

They were found to apply well to the calculations of juma, and there is a large number of mouzahs in which the value by revenue-rates has been assumed as the juma. Where the estate is further burthened with talookdaree allowance of rupees 18 per cent., the deduction has been 43; where the allowance is 15, the deduction made is 40 per cent.

28. I received an excellent doul from Moonsook Ray the acting tehsildar of Etawah, who also superintended the preparation of the pertaal papers; and the settlement finally came off on the 25th May, when the terms were agreed to without an exception. I have not been compelled to farm any

* 1 Lokpoor, 15 yrs.
 2 Hawriapoor, 15 yrs. mouzah in consequence of recusancy; but three, as noted
 3 Raggapoor, 4 yrs. in the margin,* have been leased in farm under the provisions of section 4, Regulation 2 of 1826, in consequence of wilful

mismanagement: no appeal was preferred against any of the jumas assessed.

29. The same arrangements for the provision of efficient village police were made in this pergunnah, as described in my report on Luckna. The total number of chowkeedars is 150, and bullahurs 181. The sum of money salaries is rupees 6,120, which added to rupees 1,451 the rental of 390 acres of jageer land, shows a total police charge of rupees 7,571, being $4\frac{1}{2}$ per cent. on the revised juma.

Kists.

30. The following kists have been fixed.

KHURREF.								RUBBEE.					
15th Nov.		15th Dec.		1st Feb.		Total.		1st May.		1st June.		Total.	
as.	p.	as.	p.	as.	p.	as.	p.	as.	p.	as.	p.	as.	p.
3	10	4	$1\frac{1}{2}$	0	$2\frac{1}{4}$	8	$1\frac{1}{2}$	3	10	4	$0\frac{1}{2}$	7	$10\frac{1}{2}$
Rs.		Rs.		Rs.		Rs.		Rs.		Rs.		Rs.	
38,352		41,278		1,903		81,533		38,482		40,526		79,008	

31. The detailed papers of administration and liabilities have been admirably superintended by Mirza Kulb Hoosein Khan, Deputy Collector. Having already separately brought to your notice in my letter No. 78, dated the 15th May last, the deserving merit of this officer, and solicited an increase of his allowances, it will be sufficient to add that his services in this pergunnah, rendered since the above application was submitted, induces me to recommend him a second time to favorable consideration.

Records of administration and liabilities.

32. Only 3 mouzahs in this pergunnah had been settled under Regulation VII of 1822. Reduction, though not to any large extent, has been allowed in each.

Name of Mouzah.	Juma assessed under Regulation VII of 1822	Revised juma.	Decrease.
Koomhamur,	937	800	137
Oodimpoor,	402	391	12
Sehsarpoor,	692	582	100

33. The khetbut mouzahs are many and much intermixed; they

Khetbut Mouzahs.

by me. The khusrahs and field maps have now been amended with the

all had been incorrectly measured by the Revenue Surveyor, and had to be corrected. The single exception of the large hulka of Sungowlee, including 7 mouzahs, of which the khetbut mouzahs are being separately re-measured. I have noted in the margin* the mouzahs in which this description of tenure exists. The entries in the English survey maps are so extremely faulty, both in villages of this description and in many others, that I have thought it necessary to add to every village map a memorandum showing the revised description of total area.

- *1 Etawah.
- 2 Ayara.
- 3 Akburpoor Fureedpoor.
- 4 Atgaon.
- 5 Buladerpoor Loheea.
- 6 Badreepoor.
- 7 Busreyhau.
- 8 Becharpoor Booreyha.
- 9 Phoolapoor.
- 10 Bulheyapoor.
- 11 Ticeepoor.
- 12 Nagur Hurchundpoor chogan.
- 13 Chukma Boozorg.
- 14 Jeytpoor.
- 15 Jareekheyra.
- 16 Jubtia.
- 17 Chitahomun.
- 18 Soondurpoor.
- 19 Sutookeepoor Ghaut.
- 20 Shunkurpoor.
- 21 Kokepoor.
- 22 Khooreysur.
- 23 Kyo Khur.
- 24 Konjpoor.
- 25 Keshopoor Kulan.
- 26 Kulanpoor Ayara.
- 27 Kheyra Suray Bhopot.
- 28 Mullopoor.
- 29 Muhomudpoor.
- 30 Muhleye.
- 31 Moongapoor.
- 32 Lulpoor.
- 33 Wuzerpoor Dumodurpoor,

34. The outstanding balances, 1247

included, have all been disposed of, amounting to Rs. 46,439-8-8½. I have annexed an abstract shewing the sum realized since my report, with statements A and B of sale and transfer, was submitted, and the classification of the remaining arrear. The detailed statements will be furnished from the Collector's office.

I have, &c.,

M. R. GUBBINS,

Settlement Officer.

ETAWAH SETTLEMENT OFFICE,
CAMP PHUPPOOND,
The 20th October 1840. }

Abstract disposition of all outstanding balances, including 1247 F. S., for the pergunnah Etawah, up to the 30th September 1840.

Rs. As. Pie.

Balances of years prior to 1247 as they stood
at the date of submission of statements A
and B of sale and transfer, made up to
the 15th February 1840, 46,439 8 8½
Collections up to the 30th September 1840,
including sums lodged for transfer,... .. 12,747 0 0
Remaining balance on the 1st October 1840,

33,692 8 8½

<i>Brought forward,</i>	...	...	...	...	...	33,692	8	8½
Balance of 1247,	}	Total,	...	...	...	47,260	0	3
up to the 30th		Deduct surplus collec-	...	...	...	...	...	...
Sept. 1840.		tious, ..	...	...	...	2,035	14	6
							45,224	1	9
Total of the two foregoing items,							78,916	10	5½
<i>Irrecoverable.</i>									
Nominal,	...	...	...	...	...	499	0	0
Recommended for remission,	...	...	...	...	...	62,634	12	6
Deferred for future realization,	...	...	...	...	...	4,610	4	10½
<i>In train of liquidation.</i>									
By sale, ..	...	...	...	...	...	7,103	4	7
By transfer, ..	...	...	...	...	...	1,818	1	0
By distraint &c., in immediate train, ..	...	...	...	...	...	2,251	3	6
Total,							11,172	9	1

M. R. GUBBINS.

Settlement Officer.

ABSTRACT.

1. Submits settlement statements of Etawah.
2. Describes general boundaries.
3. States number of mouzahs and mehals.
4. Contains the record of area.
5. Describes the general features of pergunnah.
6. Ditto the streams.
7. Ditto the irrigation by wells.
8. Ditto the irrigation from tals.
9. States the distinction of pergunnah into classes.
10. Ditto ditto of soil into classes.
11. Notices the markets in pergunnah.
12. Notices the chief proprietary and ryotee castes.
13. States the ratio of population to area.
14. Describes the tenures.
- 15 and 16. mentions the talookas and cases in which the talookdar has been set aside, and a biswadaree settlement concluded.
17. Records his opinion that the talookdaree allowance in these cases should not be limited, but by the period of settlement.
18. Refers to the former correspondence on the subject of estates the property of Government.

- 19 and 20. Contains statements and remarks on former settlements and fiscal history.
- 21 and 22. Remarks on the above data, and points out the frequency of over-assessment.
23. States the increase of assets from resumed maafee, and increase of liability from chowkeedaree and road fund.
24. Records proposed revised juma.
- 25 and 26. Notices the increase which might have been obtained from the villages of the talooka Purtabnere which it is not here proposed to take, and the mode of distribution of the juma upon the component villages of the talooka.
27. States the rent and revenue-rates.
28. Describes the settlement.
29. Ditto the arrangements made for the village police.
30. States the kists.
31. Remarks on the preparation of detailed papers.
32. Notices and compares the present and former settlements made under Regulation VII of 1822.
33. Ditto the khetbut tenures.
34. Disposition of the outstanding balances.

REPORT

ON THE

PERGUNNAH JANIBRAST OR BURPOORAH.

To

R. N. C. HAMILTON, Esq.

Commissioner,

AGRA.

SIR,

I have the honor herewith to submit the records of settlement as noted in the margin,* of pergunuah Burpoorah revised by me for a period of 30 years under Regulation IX of 1833.

* Professional maps,	1	vol.
Village statement, Nos. II		
and III,	1	do.
Annual juma statement, ..	1	do.
General statement No. IV, ..	1	do.
Police statement,	1	do.
No. VII, maateestatement, ..	1	do.
Statement of area occupied by each crop,	1	do.
Mouza-war index,	1	do.
Mehalwar index,	1	do.
Total,	9	

2. This is the only pergunuah of the Etawah zillah that is situated south of the river Jumna. It is bounded north and east by the Jumna; west by Bah Pinahut, zillah Agra; on the south side it is separated from the Gwalior territory, throughout the tract called puttee Kumeyt, by

the Chumbul; and along the talooka Sehson, by the Khoarree river. The extreme S. W. extremity, i. e. the mehal Sundouse, either directly adjoins the Mahratta territory, or is divided from it by the river Scinde.

3. It will facilitate reference and consideration to divide the pergunnah into 4 parts, *viz.*,

- I. The puttee Kumeyt.
- II. The talookas of Chukkurnuggur and Sehson.
- III. The talooka Burregh, and
- IV. The mehal Sundouse.

I. KUMEYT—

4. Puttee Kumeyt designates the western half of the pergunnah, from its western boundary at Poorwa Morong to mouzah Khundehsee, talooka Chukkurnuggur.

Area.

Its area is as follows :—

AREA IN ACRES.						
Total,	Minahy barren, &c.	Malgoozaree.				
		Cultivated.	Newly abandoned.	Total of the two.	Culturable waste.	Total.
48,583	26,798	14,460	5,844	20,304	1,481	21,785

5. This division contains the best lands in the pergunnah, in consequence of there being the widest interval between the rivers Jumna and Chumbul, the ravines of which are the chief cause of the inferiority of soil. There is a considerable tract of level and good soil free from the influence of the ravines, extending from Surray Bughut west to Bhutipoora east, beyond which the ravines of both rivers unite, rendering the country almost impracticable to the plough. There is little kuchar land, which (with exception of mouzahs Jurholee and Muholee) is of inferior quality. The upland is generally firm and fertile, intermixed with sandy inferior soil.

6. In consequence of the depth of water from the surface, which is never less than 50 or 60 cubits, irrigation from wells is unknown, and the crops are entirely dependent, save in the kuchar lands, upon the periodical rains.

The crops chiefly reared are bajra, urhūr, pulse as mote, moong, &c., and some cotton in the khurcef, and barley and gram and some wheat in the rubbee. There are traces and accounts of sugar-cane having been grown at some distant period in a few villages, not by artificial irrigation, but in spots where some collection of water was naturally formed; but the culture has been long unknown.

7. I have not in this pergunnah followed the distinctions of barah and munjah. The land has been distinguished into upland, called har or burreh, indicating that above the ravines; kuchar, that below the ravines; and teer, the narrow strip of alluvial soil edging the river: and again classified, the first two into 3 classes of quality, and the teer into 2 classes. I have, where possible, placed all the soil of one mouzah into one class; but this is not always the case.

Markets.
village.

8. The only market town in the puttce is Burpoorah, which is little more than a large

9. The prevailing proprietary caste is that of the Bhudorea Rajpoots, who are divided into three tribes. The Koleyceas, the Atbheyas and the Rawuts, the head of the tribes being the Bhudorea Rajah resident at Nowgaon, zillah Agra, from whose grants the proprietors of each village derive their title. The appellation of Bhudorea is derived from Bhudawar, the name of the country; they are a fine and well disposed race of men, and being well known for bravery, they are greatly employed as burkundauzes, sepoyes, and in the local horse. Their extensive service has, I am assured, enabled them so long to bear up against an excessive assessment. The ryots are of mixed classes as elsewhere. An abstract of the population of the entire pergunnah divided into castes, is exhibited in the subjoined table. The total population being 27,366 souls to an area of 206 square miles, gives a rate of 132 persons to the square mile, at a time when many of the inhabitants were yet expatriated from the effects of the famine.

Statement showing the distribution of the prevailing castes in pergunnah Burpoorah.

Caste.	Agricultural.	Non-agricultural.	Total.
Rajpoots,	6,551	732	7,283
Brahunins,	4,318	881	5,199
Kayths,	290	146	436
Bunias,	279	754	1,033
Muhajuns,	190	304	494
Kachees,	300	51	351
Teelees,	185	228	413
Chumars,	1,462	1,423	2,885
Hujjams,	283	429	712
Dhobies,	129	204	333
Koonhars,	118	193	311
Koolce,	26	818	844
Mullals,	750	317	1,067
Gudurreeas,	448	175	623
Aheers,	1,193	514	1,707
Goojurs,	532	59	591
Miscellaneous,	1,045	2,039	3,084
Total,	18,099	9,267	27,366

10. At the period of the cession, puttee Kumeyt was in subjection to a native Bhudorea chief, Rao Nirund Singh, who was admitted to engage for it as mustajir at the first settlement, in 1210 F. S. He resided at Burpoorah, from which he was expelled in consequence of twice breaking out into revolt, when, 1212 F. S., the villages were separately settled with the individual occupants. These parties were admitted at first generally as mustajirs, but gradually as proprietors, there being, at the time the pergunnah came under settlement, only 7 mehals held on mustajirree tenure, as noted in the margin.* On the first of these, Burpoorah, I beg to refer you to my separate report, No. 60, dated the 14th of April last. In the remaining 6 mehals the mustajirs proving to be the resident village proprietors have been allowed to engage as such.

Tenures during the first settlement.

Second settlement.

- *1. Burpoorah, including Nyeeppoorah.
- 2. Oodee.
- 3. Morong.
- 4. Nuga Kumeyt or Bhuqoteepoor.
- 5. Guraila.
- 6. Awaree.
- 7. Poora Morong.

11. The Bhyacharee putteedaree tenures, which are confined to a few solitary villages in the pergunnahs across the Jumna here, are much more common. Of the 47 mouzahs comprised in the puttee, 17 are putteedaree, and 30 zemindaree. The only villages in which a direct change of property has resulted from the present proceedings being 2, *viz.*, Dhumuan and Beylah, on which I beg to refer you to the separate correspondence. My decision in both cases was upheld by you.

12. Only one mouzah in the puttee Kumeyt, *viz.*, Kumeyt, 4 mehals, is the property of Government. I have specially reported on this case in my letter, No. 58, dated 14th April last, to which I beg to refer you.* I therein recommended the restoration of the estate to the proprietors on the payment of Rs. 1,093-2 of the arrear, in consideration of the exorbitant assessment, which has been done conditionally, pending final sanction.

Estates the property of Government.

* Vide also Commissioner's letter No. 173, dated 23rd April 1840, in reply.

13. The following tables exhibit a sketch of the fiscal history of the puttee Kumeyt, *viz.*, first, the foregone settlements compared, and secondly, the result of collections and balance.

Former fiscal history.

Balance for the last 20 years.

SETTLEMENT.	Aver- age Juma.	1st Settlement.		2d Settlt.		3d Settlt.		4th Sett.		5th Sett.	
		Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
1st Settlement from 1210 to 1212,	34,257	0	0	0	0	0	0	0	0	0	0
2d ditto from 1213 to 1215,	37,447	3,190	0	0	0	0	0	0	0	0	0
3d ditto from 1216 to 1219,	45,955	11,698	0	8,508	0	0	0	0	0	0	0
4th ditto from 1220 to 1224,	58,025	23,763	0	20,578	0	12,070	0	0	0	0	0
5th ditto from 1225 to 1229,	57,620	23,363	0	20,173	0	11,065	0	0	405	0	0
6th Settlement,	56,711	22,454	0	19,264	0	10,756	0	0	1314	0	909

Statement of Demands, Receipts, and Balance for the last 20 years ending with 1246.

Year.	Demand.	Collections.			Balance.		
		Rs.	Rs.	As. P.	Rs.	As. P.	
1227	57,574	57,574	0	0	0	0	0
1228	57,574	57,574	0	0	0	0	0
1229	57,574	57,574	0	0	0	0	0
1230	57,574	57,574	0	0	60	0	0
1231	57,674	57,593	0	0	81	0	0
1232	57,674	57,577	4	0	96	12	0
1233	57,674	57,435	0	0	239	0	0
1234	57,445	57,415	2	0	29	14	0
1235	57,641	57,641	0	0	0	0	0
1236	57,666	57,666	0	0	0	0	0
1237	57,251	57,180	10	10	70	5	2
1238	58,066	56,679	13	4	1,386	2	8
1239	58,066	55,983	5	0	2,082	11	0
1240	57,164	49,467	7	6	7,696	8	6
1241	57,164	37,898	0	1	19,265	15	11
1242	58,024	56,661	0	0	1,363	0	0
1243	57,807	56,661	0	0	1,146	0	0
1244	57,827	54,899	13	0	2,927	3	0
1245	57,827	3,616	7	0	54,210	9	0
1246	56,711	30,301	2	5	26,409	13	6
Total, ...	11,51,977	10,34,912	1	2	1,17,064	14	10

14. From the former it will be seen how the assessment was progressively increased in the 2nd, 3rd, and 4th settlements, and despite a trifling reduction in the 4th and 5th settlements, is now 22,454 Rs. above the original juma. The latter, again, displays the falling off in revenue in every year, in which the rains were deficient; the almost total loss of the assessed revenue in 1245, with the very heavy balance in 1246.

15. The rate on malgozaree area in the puttee Kumeyt was 2-9-8, and sufficiently indicated the exorbitance of the assessment. With far superior capabilities of soil and irrigation, the rate of no one of the settled Dooab pergunnahs of this district approached to it.

The condition of the people was such as might have been anticipated from such a pressure of the revenue. The villages were more deserted, and the agriculturists exhibited greater signs of impoverishment than in any other pergunnah; and if it be objected, that in consequence of the absence of irrigation, the effects of the famine of 1245 were more severely felt here than elsewhere, this only proves the necessity of unusual moderation in assessing a tract so liable to the scourge of drought. For several years past, land has so much fallen in value, as to nearly render useless the measure of transfer for arrears, and a number of mouzahs were under kham management when the settlement came on.

16. The amount of relief necessary was further enhanced to meet the increased liabilities of chowkoedaree and road fund, which amount, the former to Rs. 2,556, thus:

By salary of chowkeedars and bullahurs,	Rs. 2,398	8	0
Rent of 51 acres of land to ditto ditto,	157	8	0

Total Rs. 2,556 0 0

Increase of assets.

and the latter to Rs. 391, Total Rs. 2,947 0 0 while the increase of assets from resumed maafee amounts by calculation only to Rs. 505, and probably falls much short of that amount, viz:—

Registered maafee. Total amount in acres	Released, not exceeding 10 per beegah.	Resumed.	Calculated revenue.
1 0 0	1 0 0	0	0

Unregistered maafee. Total amount in acres.	Released in favor of village.	Resumed.	Calculated revenue.
409	130	279	505

Proposed assessment.

17. The following is the assessment which I propose for sanction :—

1248	1249	1250	1251	Reduction on the first year's juma.	Reduction on the kamil assessment.
35,428	38,360	39,398	39,398	21,283	17,313

by which the rate on malgozaree area is reduced to Rs. 1-12-11. Engagements have as usual been taken for road fund at 1 Rupee per cent.

Rent-rates

18. The following rent-rates were framed for the puttee Kumeet.

Class.	Burreh.		Kuchar.		Teer.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	
First,	5 4 0	3 9 0	6 0 0	3 12 0	6
Second	5 4 0	2 7 0	6 0 0	2 7 0	3
Third,	5 4 0	1 3 6	6 0 0	1 3 6	0

From which the revenue-rates were deduced, by the usual subtraction of $33\frac{1}{2}$ per cent. practised in the other pergunnahs, and are the following :—

Revenue-rates.

Class.	Burreh.		Kuchar.		Teer.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	
First,	3 8 0	2 6 0	4 0 0	2 8 0	4
Second	3 8 0	1 10 0	4 0 0	1 10 0	2
Third,	3 8 0	0 13 0	4 0 0	0 13 0	0

19. The Durkhasts of the villages of the puttee were taken at

Settlement.

Burpoorah on the 12th of March last, with one refusal only, in the case of mouzah Kheyra, which was referred to arbitrators and reduced at once. I have not found it necessary to farm any village, either for recusancy or mismanagement.

SECOND DIVISION.

Talookas Chukkurnuggur and Sehson.

20. I proceed to notice the second division, which embraces the talookas of Chukkurnuggur and Sehson. The former includes 23 mou-

zahs, situate in the tract of country between the Jumna and the Chumbul, extending from Muholee, in the puttee Kumeyt, to the village Mhowa Souda in talooka Bhurreyh : and the latter 12 villages, lying between the Chumbul and the Koaree rivers, and bounded N. W. by the Mahratta territory, and S. E. by Byndwa, Kownpoor, Koorcha and Bunsarree of Mehal Sundouse.

21. The soil of Chukkurnuggur is inferior to that of the puttee Kumeyt ; the level upland, or burreh, is extremely limited, no single village being wholly beyond the influence of the ravines. There is no good kuchar or teer lands along the Chumbul, but the villages Delholee, Khurehtee, Gohanee, Nowgaon and Kauchur on the Jumna, possess much excellent kuchar land.

The soil of talooka Sehson, again, is inferior to that of Chukkurnuggur, and is so cut up into ravines by the Chumbul and Koaree rivers, that no level space of upland can be found, save a little in Sehson, Honwuntpoor and Peprolee Garee. A like inferiority marks the kuchar and teer lands, with a trifling exception in the case of mouzah Pusseea. Irrigation from wells is unknown in the uplands. The same distinction of soils has been followed as in the puttee Kumeyt.

22. The talooka Chukkurnuggur has since the cession been settled with the Rajah of Chukkurnuggur, as zemindar, as follows :—

Settlement.	Juma.	With whom.
First,	12,344	Rajah Ram Singh, zemindar.
Second,	12,344	Rajah Luchmun Singh, zemindar.
Third,	13,726	{ Ditto ditto, succeeded by his son Lalla Bukht Singh.
Fourth,	15,001	{ With Lalla Bukht Singh, succeeded by his brother Rajah Kullean Singh, who is in present possession.

The family is Chohan, and of much antiquity. All the villages of the talooka, excepting two, Chukkurnuggur and Guneer, had long been in the occupancy and management of various members of the family, paying the Rajah fixed rents, the aggregate of which, with Guneer, was equivalent to the Government assessment, leaving one mouzah, Chukkurnuggur, rent free in the Rajah's possession. The dates of the alienation of the villages varied much, each succeeding Rajah having made grants to his relatives, who in some villages had so far multiplied as to form putteedaree communities, mainly occupying the soil themselves; and in others, yet

managed, a ryotce culture as zemindars. In a few villages the possession of the Chohan community could not be traced to any grant of the Rajah, but was of independant and antecedent date to the rise of that chief's authority. These grants were called "Birts," and are said to have been sometimes revoked by the reigning Rajah in favor of his more immediate relations. The exercise of such power must, however, have been attended always with much difficulty and hardship; both from the difficulty of dispossessing parties after long occupancy, and the necessity of providing for them after ejection; nor was any instance brought to my notice in which it had been usurped.

23. Talooka Sehson was not included in the British territory until 1214 F. S., when the first settlement was made with Rajah Luchmun Singh of Chukkurnuggur, talookdar, at Rs. 3,001. The second settlement, with the same, at Rs. 3,601. The third, with his son Lalla Bukht Singh, as talookdar, at Rs. 4,601. He, again, was succeeded by his brother Rajah Kullean Singh, who was admitted to engage, in 1223, as zemindar talookdar, at the same juma. In 1828, the Collector proceeded to investigate the Rajah's title to the zemindaree, preparatory to a summary settlement; but his proceedings were stayed by order of the Western Board of Revenue, dated the 18th September, 1828, who directed the continuance of the existing assessment and designation until the revision of settlement.

24. In this talooka were included two putteedaree villages, belonging to classes wholly unconnected with the Chukkurnuggur Rajah, *viz.*, Pusseea, owned by Kuchwahas; and Peprolee Gurreeha, by Puryar Rajpoots. A few other villages were held by Chohans related to the family, under grants from the Rajahs, as described in Chukkurnuggur; and the rest managed personally by the Rajah.

25. Claims were advanced to almost every village of either talooka during the proceedings of settlement, which were at first strenuously opposed by the Rajah. My decisions were made in favor of the parties claiming, when they occupied the soil as a putteedaree or bhyacharah community, holding from a remote period, and on a title which could not be proved to derive from the Rajah; and against them wherever the claimant's possession was merely zemindaree, and clearly derived from a grant of any of the Rajah's ancestors. An allowance of Rs. 18 per cent., calculated on the gross assets, was assigned to the Rajah in all cases where a biswadaree settlement was made with the village occupants, and this is understood to be perpetual; that is, limited only to the term during which the Rajah shall continue dispossessed of the management.

Sehson tenures.

Present proceedings respecting the tenures of Chukkurnuggur and Sehson.

Biswadaree settlement and assignment of talookdaree allowance.

26 In this manner 8 villages of Chukkurnuggur and 2 of Sehson,

- | | |
|------------------|--------------|
| * Chukkurnuggur. | Sehson. |
| 1. Buchoyree. | 1. Pusseea. |
| 2. Tejpoor. | 2. Peppolee. |
| 3. Debbholea. | Gurthea. |
| 4. Kundholea. | |
| 5. Kundehsee. | |
| 6. Gohanee. | |
| 7. Nowgaon. | |
| 8. Palee. | |

as noted in the margin,* were withdrawn from the Rajah's management. Subsequent to the settlement, however, the Rajah's repugnance to this arrangement relaxed, and the great difficulties he experienced in realizing the revenue

- | | |
|------------------|-----------------|
| † Chukkurnuggur. | |
| 1. Burcholea. | 8. Dillolee. |
| 2. Bureecha. | 9. Dudra. |
| 3. Ingtolea. | 10. Dhukra. |
| 4. Chandick. | 11. Kanchee. |
| 5. Runipoora. | 12. Kunrehtee. |
| 6. Chibrolea. | 13. Meestrolea. |
| 7. Gopapoor. | |

- | | |
|-----------------|---|
| Sehson. | from the parties in actual occupancy, induced him voluntarily to make request, that 13 other villages of Chukkurnuggur and 3 of |
| 1. Kola. | |
| 2. Surra. | |
| 3. Honwuntpoor. | |

Sehson, as noted above,† should be settled with the occupant parties as proprietors, subject to the same talookdaree allowance, Rs. 18 per cent., which was effected accordingly.

27. I beg leave to call your attention to this rather unusual circumstance, which affords, I think, a hope that the general aversion manifested by talookdars to the recent settlement proceedings, by which village communities are withdrawn from their subjection, will gradually relax. All the villages of which the Rajah voluntarily resigned the management, were extremely moderately assessed, and the claims, where preferred, had been already rejected.

28. It will have been observed, that a considerable increase was made in the assessment of both Chukkurnuggur and Sehson by the previous settlements. The rate on malgoozaree area in the first talooka, was Rs. 1-9-8; and in the second, Rs. 0-12-3. The juma of Chukkurnuggur was too high, and of Sehson too low. In the former, the villages were pressed with exorbitant jumars, which were realized by the Rajah in previous years, not without much difficulty, until the famine, when they almost all broke down. In Sehson, such villages as bore a fixed assessment from the Rajah were much too highly taxed, while from the whole the Rajah enjoyed a liberal profit, which enabled him to discharge any deficiency in his rents from Chukkurnuggur, and to maintain some little expenditure suited to his rank.

29. When the settlement came on he was greatly involved in difficulties. His receipts had been largely diminished from the effects of the famine, and no suspension (which might fairly have been recommended) being made in 1246, he was in heavy balance for that year and the current season 1247, without the means of extricating himself.

30. The reduction made in the juma* of Chukkurnuggur is very

* Chukkurnuggur.

Former juma, ... Rs. 15,001
Proposed ditto, ... " 10,057

Reduction, ... " 4,944

+ Sehson.

Former juma, ... " 4,601
Proposed ditto, ... " 5,120

Increase, ... " 519

† Proposed juma of the former talooka, ... Rs. 5,120
Add for mouzah Sukheeye Sukrowlee, ,, 346

Total juma of the whole, 5,466

considerable, amounting to Rs. 4,944. The proposed juma is rupees 10,057. Cultivation has been so much restored during the past and present seasons, that the rusuddee reduction allowed is very trifling, amounting to Rs. 558 for 1248, and Rs. 281 for 1249 F. S. An increase of Rs. 519,† has been taken on the assessment of Sehson, which has been raised to Rs. 5,120‡ The rate of the proposed juma is, in Chukkurnuggur Rs. 1-0-11, and in Sehson Rs. 0-13-5.

31. By the measures thus adopted, a great improvement has no doubt been effected. The constant bickerings between the Rajah and the village occupants, with the Rajah's applications for assistance in levying the revenue, have terminated; and the future prosperity of the several villages formerly managing themselves, has, it is to be hoped, been ensured, by having their self-management confirmed to them under a moderate and fixed juma. Be it observed that, though the condition of the Rajah has been greatly bettered, the relief, by lessened revenue, mainly affects and lightens the burthen of the agricultural classes.

Rent-rates.

32. The following are the rent-rates assumed for the talookas Chukkurnuggur and Sehson :—

Talooka.	Teer.		Kuchar.						Burreh.															
	1st Class.	2nd Class.	Irrigated.	Unirrigated.						Irrigated.	Unirrigated.													
				1st Class.	2nd Class.	3rd Class.	1st Class.	2nd Class.	3rd Class.		1st Class.	2nd Class.	3rd Class.											
Chukkernuggur.	6	3	6	3	12	0	2	7	0	1	3	6	5	4	0	3	9	0	2	7	0	1	3	6
Sehson.	6	3	6	3	12	0	2	5	6	0	15	0	5	4	0	3	9	0	2	7	0	0	15	0

Revenue-rates.

from which the subjoined revenue-rates were deduced.

Talooka.	Teer.			Knechar.						Burreh.						
	1st Class.	2nd Class.	Irrigated.	Unirrigated.						Irrigated.	Unirrigated.					
				1st Class.	2nd Class.	3rd Class.	1st Class.	2nd Class.	3rd Class.							
Deduction 33½ per cent.																
Chukkurnuggur.	4 0 0 2	0 0 4	0 0 2	8 0 1	10 0 0	13 0 3	8 0 2	6 0 1	10 0 0	0 13 0						
Deduction 43 per cent.	3 8 0 1	12 0 3	8 0 2	2 0 1	6 0 0	11 0 3	1 0 2	1 0 1	6 0 0	0 11 0						
Deduction 33½ per cent.																
Sehson.	4 0 0 2	0 0 4	0 0 2	8 0 1	9 0 0	10 0 3	8 0 2	6 0 1	10 0 0	0 10 0						
Deduction 43 per cent.	3 8 0 1	12 0 3	8 0 2	2 0 1	6 0 0	9 0 3	1 0 2	1 0 1	6 0 0	0 9 0						

33. There remains but one point connected with these talookas

Notice of mouzah Sukheyee.
Sukrowlee, talooka Sehson.

* Detail.

	Rs.
From 1231 to 1234 at 340,	1,360
From 1235 to 1244 at 410,	4,100
For 1245	68
For 1246... .. .	410
Total,	5,933

to be noticed *viz.*, the claim of the Rajah Kullean Singh, of Chukkurnuggur, to the refund by Government of the sum of Rs. 5,933,* excess collections on account of mouzah Sukheyee, Sukrowlee, talooka Sehson. I beg to refer you to the annexed correspondence A (p. 38) and the miscellaneous remarks attached to the village statement, for the details connected with

this claim. As it appears to be just, I recommend that it be complied with.

TALOOKA BURREYH.

34. The third division of Burpoorah is the talooka Burreyh em-

* Burreyh.
Imuleea.
Achrowlee.
Puthurra.
Chukkurpoor.
Kucharee.
Mhowa Souda.
Nibhee.
Hurrowlee Buhadurpoor.

bracing nine mouzals, noted in the margin.* It is situated between the Chumbul and Jumna, at their confluence in the eastern extremity of the pergunnah; one village, Kucharee, being situate across the Chumbul, adjoining Sundouse, and the rest of the talooka separated from Sundouse by that river. The upland, or burreh, is

of the worst description; but there is much kuchar land, which, in Hurrowlee, Buhadurpoor and Nibhee, is of very superior fertility.

35. This talooka has since the cession been settled with the
 Tenure. Rajah of Burreyh, the head of an ancient
 family of Sehugur Rajpoots, the following
 being the past fiscal history :—

Settlement.	Juma.	With whom.
First,	5,289	Rao Mokut Singh, zemindar.
Second,	5,289	Ditto ditto ditto.
Third,	5,489	Ditto ditto.
Fourth,	6,501	Ditto Rajah Mokut Singh, zemindar.
Fifth,	6,501	Ditto deceased, and was succeeded by his son, a minor, Lalla Partab Singh, under the management of his uncle, Koonwar Zalair Singh.

36. By the present proceedings, also, he has been admitted to
 Present proceedings. engage for the talooka as zemindar, no claim
 whatever having been preferred by any party ;
 nor, indeed, though the villages, Kucherec, Mhowa Souda, Puthurra and
 Nibhee, are in the actual possession and management of occupant Sehugur
 communities, have they thought proper to make any record of it in
 the papers of settlement, in which they are described as tenants at will,
 and the Rajah as sole zemindar.

37. The former juma was too high, and a reduction of Rs. 501
 Assessment. was thought proper. The kamil assessment
 proposed amounts to Rs. 6,000, giving a rate
 on malgoozaree area of Rs. 1-6-2 ; 60 rupees will be paid on account
 of Road fund. The Burreyh Rajah is possessed of a large talooka in per-
 guannah Ooreyh, which will come under settlement in the next season.

38. The following table exhibits the rent and revenue-rates assumed
 for talooka Burreyh :—

Rate.	Teer.			Kuchar.						Burreh.						
	1st Class.	2nd Class.	Irrigated.	Unirrigated.						Irrigated.	Unirrigated.					
				1st Class.	2nd Class.	3rd Class.	1st Class.	2nd Class.	3rd Class.		1st Class.	2nd Class.	3rd Class.			
Rent, ...	6 12 0	3 6 0	6 0 0	3 15 0	2 4 0	0 12 0	5 4 0	3 9 0	1 11 0	0 15 0						
Revenue,...	4 8 0	2 4 0	4 0 0	2 10 0	1 8 0	0 8 0	3 8 0	2 6 0	1 2 0	0 10 0						

39. Between Chukkurnuggur and Burreyh there is an isolated village on the Jumna, *viz.*, Gurrha Kasdar, not belonging to any of the 4 divisions of the pergunnah. Its lands are mostly kuchar, and of great fertility, and the Burreh rates have been applied.

IVTH DIVISION.

Mehal Sundouse, or Purharra.

40. There remains for notice only the 4th division of the pergunnah, *viz.*, mehal Sundouse, or Purharra, including 19 mouzahs (*vide margin*).^{*} This wild and barren tract is bounded, north by the Chumbul; east by the Jumna; south by the river Scinde and the Mahratta territory; and west by the talooka Sehson, and is traversed by the river Koaree, which unites with the Scinde between Bitholee and Chooreyla. In consequence of the natural obstacles presented by the country, which is intersected in every direction by ravines, the Revenue Surveyor states himself to have been unable to prepare a separate professional survey of the area of each mouzah and included the whole mehal in one map. Separate khusras were, indeed, constructed, and field maps; which, after much emendation, I have taken as sufficient *basis* for the papers of each mouzah, which has been separately entered in the Village Statements II and III.

41. This mehal was by the first settlement leased in farm to one Rajah Madho Singh, a chief residing in the adjoining Gwalior territory, from 1213 to 1215 F. S., and was placed under kham management from 1216 to 1219. It was then settled from 1220 with the village proprietors at Rs. 10,005, which was increased to Rs. 10,180, at which the assessment stood when the pergunnah came under revision.

42. The tenures are all putteedaree, and of a very intricate nature, which has given rise to much delay and difficulty in preparing the statements of liability. The land is greatly intermixed by khetbut; and, in consequence of the former unequal system of distribution of juma, the proprietors have now in every case remodelled their system of contribution upon the khusras measurement, classifying the entire area minutely, and sub-dividing the juma accordingly. The only case of transfer of property is that of the

Chumurhay Teer, a small piece of land measuring 23 acres, situate at the confluence of the rivers Koaree and Scinde, and of peculiar excellence and fertility. This being disputed between the two adjoining villages, Chooreyla and Bitholee, was, under an arrangement made by the Assistant stationed at Sundouse, withdrawn from the possession of both the disputants, and leased on farm to a stranger. The adjustment of this case was referred to arbitration, and settled.

43. The upland, or Burreh, of Purharra is of very inferior description. The ravines are terraced into fields of light unproductive soil. The kuchar land is also generally bad, with some striking exceptions in the Chumurhay Teer, and the villages of Neemree, Kureaolee and Sundokra.

44. The inhabitants are Puryar Rajpoots, (hence the name Pur-yara), with three villages of Kuchwahas and Brahmins. They are a wild race; and were, when the British influence was first established, the greatest harbourers of Thugs in these parts. It was at Murna, adjoining Sundouse, that Lieutenant Maunsell was killed on duty with Mr. Halhed then in pursuit of the Thugs, on which occasion such brave service was rendered by Koor Bhodd Singh and other relations of the Rajah of Chukkurnuggur. The resources of the zemindars have been greatly straitened by the expulsion of the Thugs, and they have since much declined in prosperity.

45. I was led from the account of the native revenue officers to expect some increase of revenue in this mehal; but, after some personal inquiry, I determined on a slight reduction. On the necessity of a very light assessment upon a tract so circumstanced, situated and tenanted, it will be unnecessary to dilate. Its present condition in no way warrants the demand of increase, the people having no where suffered more, or so much, as in Purharra. The villages are still half deserted, and exhibit every trace of poverty.

46. The reduction I have allowed amounts to Rs. 676 on the Kamil juma, which has been fixed at Rs. 9,504. During the first two years, further rusuddee reductions have been made of Rs. 1,432, and Rs. 509 respectively. The rate on malgoozaree area being Rs. 0-15-7.

47. The following rent rates were framed, and revenue ratio, for this mehal.

Rate.	Teer.			Kuchar.						Burreh.					
	1st Class.	2nd Class.	Irrigated.	Unirrigated.			Irrigated.	Unirrigated.							
				1st Class.	2nd Class.	3rd Class.		1st Class.	2nd Class.	3rd Class.					
Rent,	6 0 0	3 0 0	6 0	3 12 0	2 5 6	1 2 0	5 4 0	3 9 0	2 4 0	1 0 6					
Revenue,	4 0 0	2 0 0	4 0	2 8 0	1 9 0	0 12 0	3 8 0	2 6 0	1 8 0	0 11 0					

48. The increase of assets in mehal Puriharra, and the talookas Chukkurnuggur, Sehson and Burreyh, from the resumption of maafee land, is so trifling, that I have not thought it deserving of notice. The same increase has been made in the liabilities, by the reform of the police establishment and the imposition of road fund, as elsewhere.

49. Annexed is a statement shewing the mode of disposal of all the outstanding balances up to the close of the past year 1247. The only sale item is mouzah Beyla; and the balance recommended to be realized by transfer has already been lodged.

I have the honor to be, &c.

M. R. GUBBINS,

Settlement Officer.

Abstract disposition of all outstanding balances, including 1247 F. S., for the pergunnah Burpoorah, up to 31st October, 1840.

Rs. As. Pie.

Balances of years prior to 1247, as they stood at the date of submission of statements A. and B. of sale and transfer made up to the 31st February 1840,...	18,283	8	6½
Collections up to the 31st October 1840, including sums lodged for transfer, ...	3,079	9	10
Remaining balance on 31st October 1840, ...	15,203	14	8½
Balance of 1247, up to the 30th September 1840,...	28,467	1	7
Total of the above balances, ...	43,671	0	3½

Irrecoverable.

Nominal,	1,146	0	0
Recommended for remission,	38,716	14	10½
Deferred for future realization,	0	0	0

In train of liquidation.

By sale,	1,278	0	0
By transfer,	1,627	5	5
By distraint and in immediate train,	902	12	0

Total, ...	3,808	1	5
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M. R. GUBBINS,

Settlement Officer.

ABSTRACT.

1. Submits 9 books of settlement papers of Burpoorah.
2. Describes boundaries.
3. Notices the 4 principal divisions of the pergunnah, which are separately treated.
4. Describe the soil and boundaries of the division termed puttee Kumeyt.
5. Ditto its soil and general features.
6. Ditto its irrigation and crops.
7. Notices the distinction of the soil into classes.
8. Ditto the markets.
9. The castes of the proprietary and ryotee classes of the puttee Kumeyt, and the whole pergunnah.
- 10 and 11. Describe the tenure during the first, second, and succeeding settlements with the present measure affecting them.
12. Notices the case of Kumeyt, the only estate which is the property of Government.
- 13 and 14. Notice the former fiscal history.
15. Remarks on the exorbitance of the former assessment.
16. Notices the increased liabilities from police and road fund, and the increase of assets from resumed maafee.
17. States the proposed assessment.
18. Ditto the rent-rates, and the deduced revenue-rates.
19. Describes the settlement

20. Proceeds to notice the 2nd division, *viz.*, the talookas Chukkurnuggur and Sehson.

21. Describes the soil and capabilities of both talookas.

22. Ditto the tenure of Chukkurnuggur.

23 and 24. Describe the tenure of Sehson.

25, 26, and 27. Ditto how they have been affected by the present proceedings.

28 and 29. Notice the pressure of the former assessment.

30. States the proposed jummas of both talookas, with the malgoozaree rates.

31. Notices the improvement in the position of the people and the Rajah, by the present measures.

32. States the rent and revenue rates.

33. Remarks on the claim of the Rajah of Chukkurnuggur on the Government for Rs. 6,279, preferred on account of mouzah Sukheyee Sukrowlee.

34. Proceeds to notice the 3rd division, i. e., the talooka Burreyh, its position and boundaries.

35. Ditto tenure and fiscal history.

36. How affected by present proceedings.

37. States the former and proposed assessment.

38. Ditto the rent and revenue rates.

39. Notices mouzah Gurrha Kasdar, a detached mouzah, not included in any division.

40. Proceeds to consider the mehal Sundouse, the 4th division of Burpoorah. Its boundaries and survey measurement.

41. Its former fiscal history.

42. Its tenures.

43. Soil and capabilities.

44. Its inhabitants, their habits and condition.

45. The pressure of the former assessment.

46. States the proposed juma.

47. Ditto the rent and revenue rates.

48. Notices the trifling increase of assets from resumed maafee.

49. Annexes a statement shewing the mode of disposal of the entire balances of the pergunnah Burpoorah up to the close of 1247 F. S.

(A)

To

THE SUDDER BOARD OF REVENUE,

WESTERN PROVINCES,

Allahabad.

GENTLEMEN,

I have the honor to annex for the consideration of your Board, ori-

* No. 1, Letter from Acting Collector of Etawah, dated 5th June, 1823.

No. 2, With enclosures.

No. 3, Board's orders in reply, 12 do.

No. 4 to 8, Persian enclosures.

No. 9, 3rd Member's letter to Sub-Collector of Etawah, 28th August, 1823.

No. 10, from Acting Sub-Collector, 6th April, 1832.

No. 11, To ditto ditto, 3rd ditto, 1832.

No. 12, To ditto ditto, 31st October, 1832.

No. 13, From ditto ditto, 18th November, 1832.

No. 14, Ditto ditto ditto, 17th Novr. 1832.

ginal papers, as noted in the margin,* relative to an uslee village, Sukrowlee, of talooka Sehson, pergunnah Jauibrast, Sub-Collectorate of Etawah.

2. The talooka comprised 12 uslee mouzahs when it was settled with Rajah Kullean Singh, at the 14th settlement, at a juma of rupees 4,601 per annum, which settlement continues in force to the present time.

3. In November, 1823, one of the said uslee mouzahs, Sukrowlee, alias Suknee, was considered a mouzah in excess of the lands for which the Rajah had engaged, and a durkhast was taken on account of it from the Moquddum Dhakun, at a juma of 340 rupees from 1231 to 1234, which juma is stated by the petitioners to have been raised to 410 rupees for 1235, which is alleged to be the present juma paid by Dhakun Moquddum. The Rajah appealed against this measure, depriving him of one of his villages, in 1231 F. S. or in July 1823 A. D: he has renewed his petitions of complaints from time to time, but definitive orders have not yet been passed on the case.

4. Rajah Kullean Singh now claims that mouzah, Sukrowlee, with its 5 component nugas, of which Suknee is one, may be restored to his possession as a portion of talooka Sehson; and I beg leave to state my opinion, that his claim appears fairly grounded.

5. The first letter I have to call your attention to, is one from the Acting Collector of Etawah, dated 6th June, 1823, with enclosure, as the commencement of the proceedings, on which the Board passed orders under date the 12th June, 1823.

6. The letter last quoted not having been answered, I proceed to remark on the points noticed therein. The Board observe, that the Collector omitted to forward a copy of proceedings of the 5th settlement; and copy of the Rajah's kubooleet that he had not stated the name of the malgoozar, and the terms on which the talooka was held. It appears

that no proceedings were held at the 5th settlement ; the 4th settlement was continued and remains in force to the present time ; copy of the Rajah's qubooleut of the 4th settlement is herewith transmitted ; in this document, mouzah Sukrowlee is distinctly inserted as an uslee mouzah, as well as in the annexed extract of the register of the 4th settlement. I also forward copy of the proceedings of the 4th settlement, in which uslee mouzahs are stated to comprise the talooka. In this roobakaree, Sukrowlee is not named ; but in lieu of it, Sukaee, which is apparently one of the five nugas comprising mouzah Sukrowlee : this seems evident from the annexed copy of Dhakun's Durkhast for mouzah Sukrowlee, which is entered as one "mouzah uslee dakhilee nudared ;" but five nugas are enumerated, *viz.*, 1. Sukaee, 2. Kotla, 3. Peeara Paeen, 4. Mureyaradee, 5. Burowna Bagh. The petitioner accounts for the insertion of Sukaee in the Collector's 4th settlement proceedings in lieu of Sukrowlee, on this account, *viz.*, that the latter is a weran village, the former abadee, Sukrowlee having been weran for 200 years ; it is to be observed, several of the above named nugas are abadee also. I proceed to notice the other points adverted to by the Board in 1823. Rajah Kullean Singh is the malgoozar of the talooka, which he holds on the juma of the 4th settlement, *viz.*, Rs. 4,601 per annum. The Board observed, that it was dubious whether mouzah Sukaee or Sukrowlee be the village in excess. Sukaee appears to be, as has been stated, one of the 5 nugas of Sukrowlee, and the petitioner alleges that 12 mouzahs of the talooka comprise 27 nugas, none of which are registered as uslee and dakhilee, as per list submitted by him, *vide* copy annexed. The Collector's puttah is not forthcoming.

7. I have now to notice, briefly, subsequent proceedings under date the 28th August, 1828. The 3rd Member of the Board forwarded copy of a petition from Rajah Kullean Singh to the Acting Sub-Collector of Etawah with a letter, the original of which is annexed, interdicting a summary inquiry regarding the case under consideration. This order does not appear to have been strictly attended to, the measures pursuant thereto are reported in the Acting Sub-Collector's letter, No. 13, hereto annexed, under date the 6th April last. The enclosed report, concerning the resumption of mouzah Sukrowlee, was forwarded by the Acting Sub-Collector of Etawah, on which orders were passed by me 3rd September last, calling for the documents for which the Board made requisition in 1823, and a report as to the measures pursued consequent to the orders of the 3rd Member of the Board contained in document No. 9. This order was repeated the 31st October last. The Acting Sub-Collector, under date the 13th and 17th November last, transmitted reports on the case. In the third paragraph of the latter letter, I presume the Acting Collector must be in error, in stating Kullean Singh still in the occu-

pancy of the 12 villages of talooka Sehson, for mouzah Sukrowlee, and (as component part of it), nugla Sukaee, appears to be in possession (as is alleged by the petitioner) of Dhukun Moquddum, the mouzah and nugla being entered in the durkhast.

8. Under all the circumstances of the case, I am of opinion that Sukaee is a component part of mouzah Sukrowlee, and that Sukrowlee is one of the uslee mouzahs of talooka Sehson, for which Kullean Singh engaged at the 4th settlement, and that it ought to be restored to him ; he urges no claim for remuneration for the time he has been ousted. The transaction originated in the representation of Mr. McCutchan, the register, dated 15th June, 1822, which document is numbered 2.

9. I have the honor to request that the original papers, herewith transmitted, may be returned for record in this office when no longer required.

I have, &c.

H. SWETENHAM,

Officiating Commissioner.

COMMISSIONER'S OFFICE, }
Furruckabad Divn., }
1st January, 1833. }

No. 12.

To

THE OFFICIATING COMMISSIONER,

Furruckabad.

SIR,

I am directed by the Sudder Board of Revenue to acknowledge the receipt of your letter of the 1st instant, with original enclosures, relative to the village of Sukrowlee in the Sub-Collectorate of Etawah.

2. The mouzah having been separated from Rajah Kullean Singh's talooka, and settled with another person in 1822, the Board are unwilling to interfere in the case until the present lease expires and a new settlement can be made, which shall involve a proper and complete investigation into the claim of the Rajah.

I have, &c.,

J. G. DEEDES,

Acting Secretary.

SUDDER BOARD OF REVENUE,
N. W. Provinces,
Allahabad, 15th January, 1833. }

SETTLEMENT REPORT

OF

DEHLY JAKHUN.

TO R. N. C. HAMILTON, Esq.,

Commissioner,

AGRA.

SIR,

I have the honor
to forward herewith
the settlement papers
of the pergunnah Deh-
ly Jakhun, or Beeba-
mow, as noted in the
margin.*

2. The term of settlement has been fixed at 30 years.

3. Dehly Jakhun is bounded, north by pergunnah Ghirour, zillah
Mynpooree; east by Kurnal of the same district,
General boundaries. and the pergunnah Etawah; south by the river
Junna; and west by Shekohabad of Mynpooree. It derives its name from
the union of Duhly or Deolee, the name of a small qusbah situate near
the centre of the pergunnah, and Jakhun, a mouzah on the Junna.

4. The pergunnah, as now remodelled, com-
prises 198 mouzahs and 194 mehals.

5. By the professional and khusrah measurements, the area was
found to be the following:—

AREA IN ACRES.

Total.	Minahly, barren, &c.	Malgoozarree.				
		Cultivated	Newly a- bandoned.	Total of the two.	Cultura- ble waste.	Total.
1,35,050	47,435	70,516	15,122	85,638	1,977	87,615

6. In position and general features, as well as in agricultural produce, this pergunnah much resembles Luckna and Etawah. It is similarly divided into the kurka, or Jumna tract; the ghar, or intermediate lands; and the puchar, which is the northern division. The Agra high road, running through Juswuntauggur and Ookrend, nearly marks the boundary between the two latter divisions, a few villages only of the ghar being to the north of it. The ghar lands are upon the whole lighter than those of Luckna, while there is a marked superiority in the puchar where it approaches the Mynpooree district, over both Luckna and Etawah. A tract of high sandy and inferior soil may be observed from Juswuntauggur northwards, as far as Pyrar in the puchar, running through Dhunwa, Booramayee, Umamyee, Ayma Nugla Meer, Schloee, &c.

7. Two streams traverse the pergunnah during the rainy season, the Sursoo and the Sehugur. The former flows south of the Agra road, entering from the side of Shekobaabad, and passing into the Etawah pergunnah; the second enters also from the north-east extremity, and flows southerly into Etawah. The beds of these streams are not deep, and their floods are attended with little injury or benefit.

8. Irrigation from cutcha wells is abundant, the proportion of irrigated to non-irrigated area according to the khusras returns, which were carefully pertalled, being 66 chahy to 3 abee, and 31 khaky. The obstruction to irrigation arising from unsound sub-soil so prevalent in the puchar of Luckna and Etawah, is much less frequent in Dehly Jakhun.

9. There is little tal irrigation; the country is little flooded in the rains, and there are few tals or jheels. The land, recorded as abee, is chiefly that flooded by the streams above noticed.

10. For the better approximation of the rates, I distinguished the pergunnah into 3 divisions, *viz.*, puchar, ghar and kurka; and in the two former introduced a classification of villages; the puchar being divided into 3, and the ghar into 2 classes, making altogether six distinctions.

11. In the puchar and ghar villages, the soil has been distinguished into barah, munjah, burreh and abee. In the kurka, into burreh, kuchar and teer. The average proportion of barah is 7 per cent., munjah 10 per cent., and burreh 83 per cent.

12. The towns of Juswuntnuggur and Beebamow, are the only considerable markets in the pergunnah for the disposal of produce: a small one is also afforded by the qusbah Dehly.

13. The proprietary classes are chiefly Rajpoots of the Bysee, Taak, Chohan, and Dhaera tribes; and Brahmins of the Hinurrea, Lehurrea, and other denominations. The Bysee Rajpoots, and Hinurrea Brahmins, were the former chowdrees of the pergunnah, and possessed considerable influence, by aid of which they acquired many villages under the native administration. The both bear bad characters in matters of revenue: several estates are also held by the Lehurrea Brahmins, who are the chowdrees of the adjoining pergunnah Kurhal, in Mynpooree; and a few by the canoongoes of the same place.

14. The same mixture of castes in the ryots is found as elsewhere. Annexed is a table shewing the division of the total population of Dehly Jakhun into castes.

Number of Inhabitants.

Castes.	Agricultural.	Non-agricultural.	Total.
Brahmins,	5,179	1,420	6,599
Rajpoots,	5,795	411	6,206
Kayaths,	311	234	545
Mahajuns,	375	1,464	1,839
Kachees,	3,851	708	4,559
Bunnias,	108	1,321	1,429
Talees,	358	593	951
Musulmans,	261	1,610	1,871
Chumars,	2,374	3,163	5,537
Hujjams,	348	751	1,099
Dhobies,	140	560	700
Koomars,	192	374	566
Koolees,	0	2,489	2,489
Mullahs,	233	26	259
Gudurreas,	1,267	454	1,721
Aheers,	4,753	673	5,426
Goojurs,	19	11	30
Sonars,	11	367	378
Bhurreys,	386	697	1,083
Kuhars,	592	731	1,323
Lochees,	593	171	764
Miscellaneous,	520	3,530	4,050
Total, ...	27,666	21,758	49,424

15. By a census made last year, the population of the pergunnah amounts to 49,424 souls, to an area of 211 square miles, giving a ratio of 23½ persons to a square mile. But this is probably, and for obvious reasons, below the real average.

16. The zemindaree tenure prevails in this pergunnah. The putteedaree villages being very limited. By the present proceedings of settlement several mouzahs have been transferred from the former zemindars to the proprietary occupant village communities. In such cases, where it appeared proper, an allowance, varying from Rs. 18 to 10 per cent. upon the gross assets, has been made to the ousted zemindar. It is a singular fact the parties best entitled to a zemindaree settlement, *viz.*, these occupant and cultivating communities, found the greatest difficulty at the commencement of the British administration, in obtaining their admission as proprietors. A stranger to the pergunnah, dispossessed for a series of years, could more readily procure his recognition as zemindar, upon the ground of a declaration made by the canoongoe or tehsildar, than the village cultivators represented by their moquddum.

Former proceedings affecting them.

17. A strong case of the absurdity of some of these zemindaree tenures occurs in the village of Bawut. This is a large and populous Dhaera Rajpoot putteedaree village, the proprietors of which have always occupied, cultivated, inherited, and transferred by sale or mortgage, the sub-divisions of land forming the property of each, and managed the village themselves; realizing by process of *bach*, *h* or *dhar*, the assessment which has been paid to Government through the canoongoe of Shekohabad, named *Achehla*, the recorded zemindar, who has never attempted to interfere with the management. The origin of the admission of his name into the zemindaree, appears to have been the bad character of the inhabitants, who being generally involved, on account of some criminal offence, could rarely be brought to attend on the *amul*, and were dealt with through the canoongoe. The property has now been restored to the occupant community.

18. Most, if not all, the cases of transfer of property have come before you in appeal; and, save one case, *viz.*, that of the village of Murameye, talooka Burnahaul, have been approved. I am desirous of briefly recording my sentiments regarding Murameye, in which the biswadaree settlement concluded by me with the Rautore occupant

Continued.

Notices the case of mouzah Murameye, talooka Burnahaul.

has been annulled, and the mouzah leased in zemindaree to Rajah Juggut Singh under your orders; because it appears to me that the principle which governed your decision, *viz.*, that the acquisition by purchase at a public sale for arrears of revenue of the title of zemindar of a talooka, prior to the adjustment of subordinate rights by revision of settlement, bars all present inquiry concerning such rights, is open to objection. In this case, had the Burnahaul talooka not been sold for arrears, I presume that the biswadaree settlement of Murameye, which I contemplate, would have met your approval. May I, therefore, beg respectfully, that the correspondence in this case may be submitted with the papers of settlement.

19. There is no talooka of any size in this pergunnah: that of Jussolun, belonging to Basaon Singh, was sold Talookas. and purchased by Government last year.

Rajah Cheyt Singh, of Pertapnere, in Etawah, holds several mouzahs, the arrangements for which require notice. They have been all settled with him in zemindaree, save five, *viz.*; one mehal of two mouzahs, Dhukpoora, Rerapoor Eltora; and the second of three mouzahs, Soonoo-poor, Tussoolpoor, Culundurpoor. The former of these was occupied by the Rajah's first cousin, Koonur Rugonat Singh, who had hitherto enjoyed the proceeds of the village besides a money allowance from the Rajah of 600 rupees, which he desired to retain; the Rajah on the other hand laying claim to a talookdaree allowance. I decided that a settlement, as proprietor, should be made with Koonur Rugonat Singh, free from any allowance to the Rajah, who in his turn should be released from the payment of the 600 rupees to the former: with this settlement, the Rajah was satisfied. Rugonat Singh appealed to yourself, by whom the arrangement was confirmed, *vide* Commissioner's letter No. 576, dated the 18th August, 1840. The 3 other mouzahs had for a long period been in possession of Roshun Singh, &c., distant relations of the Rajah, who had hitherto paid to him the amount of the Government assessment only. The juma being reduced, they desired to be liable only for the diminished amount, while the Rajah claimed a talookdaree allowance. In transferring the zemindaree from the Rajah to these parties, I decided in favour of the Rajah's claim, who will receive an allowance of 10 Rs. per cent., on the gross assets, with which he was contented, the payment of Roshun Singh, &c., being the same as before.

20. The estates for which no person had hitherto been admitted to engage as proprietor were reported on in common with the other mehals the property of Government, in my letter, No. 134, dated the 1st July, 1840, and the orders of the Board, No. 306, dated 21st August, have been carried into effect. Of the villages of talookas Jurrohun and Lubooa, from which the proportionate balance

Lawaris estates.

Estates, the property of Government.

of the talooka was required, there remain but the following two, by which it has not been paid in full:—

Talooka,	Jurrohun.
Jurrohun,	Sulaita.

I beg further to draw your attention to the case of Arazee Zubtee, Nugla Sulehdee, omitted in the statement which accompanied my report above noticed, *vide* No. 193 of the village statements. This patch of land, belonging to certain putteedars of Nugla Sulehdee, was forfeited to Government in consequence of their flight after slaying the thanadar of Beebamow while making an arrest. The occurrence took place shortly after the cession, and is of so old a date that the records of the transaction have been destroyed. The land might, now, I think, without prejudice, be restored to the descendants of the offending parties, or else be disposed of in any way that the Government see fit.

21. Dehly Jakhun has always been included in the district of Etawah.

Former Fiscal history.

The history of its former settlements is comprised in the following statement:—

SETTLEMENT.	Average Juma.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
		1st Sett.	2nd Sett.	3rd Sett.	4th Sett.	5th Sett.					
1st Sett. 1210 to 12	165,409	0	0	0	0	0	0	0	0	0	0
2d. do. 1213 to 14	168,771	3,362	0	0	0	0	0	0	0	0	0
3d. do. 1216 to 19	195,782	30,378	0	27,011	0	0	0	0	0	0	0
4th. do. 1220 to 24	200,211	34,802	0	31,440	0	4,429	0	0	0	0	0
5th. do. 1225 to 29	200,154	34,745	0	31,883	0	4,372	0	0	57	0	0
6th extended to represent do with slight alterations.	202,526	37,117	0	33,755	0	6,744	0	2,815	0	2372	0

It will be observed that the increase taken at each succeeding settlement, except the 5th, has been very considerable, especially at the 3d settlement the juma of the pergunnah, when it came under revision, exceeding that of the 1st settlement by Rs. 37,117. Though too high, however, the assessment was less oppressive than in most of the pergunnahs of the district, and bore the reputation of being comparatively moderate.

22. The following table of demand, receipts and balances, for the last 20 years, ending with 1246, shews that the revenue was realized with much regularity till 1240. In that year, and 1241, the arrear was considerable, and since the famine the balances

Demand, collections, and balance, for the last twenty years.

have been great.

*Statement of Demands, Receipts and Balances, for 20 years,
ending with 1246, F. S.*

Year.	Demand.	Receipts.	Balance.
1227	200,255	200,180	75
1228	200,254	200,179	75
1229	200,254	200,179	75
1230	200,464	200,393	71
1231	200,464	200,399	65
1232	200,865	200,800	65
1233	200,464	200,399	65
1234	200,489	200,414	75
1235	202,505	202,440	75
1236	203,097	202,792	305
1237	202,990	202,690	300
1238	203,195	202,840	355
1239	202,915	202,541	374
1240	203,000	198,910	4,090
1241	203,000	196,394	6,606
1242	203,008	202,499	509
1243	203,008	202,500	508
1244	203,044	202,046	998
1245	202,555	70,396	132,159
1246	202,466	146,416	56,050
<hr/>			
Total,	4,038,248	3,885,413	202,835
Average,	201,914	191,770	10,144

23. The present condition of Dehly Jakhun is better than that of Luckna or Etawah. The effects of the famine have been less destructive, the landholders are not so generally broken and impoverished, nor the labouring classes so fearfully swept away. Nevertheless there were many estates clearly over-assessed, and very few in which increase could be taken. The average malgoozaree rate of 2-5-0 was too high for the circumstances of the pergunnah.

24. Two entire mouzahs, Aylumpoor and Dhukpoora maafee, have been resumed and added to the rent-roll. The total increase of assets obtained from resumed registered maafee, after deducting 38 acres on account of tenures released, not exceeding 10 beegahs amounts to 630 acres, and of unregistered maafee after a similar deduction of 714 acres released to village servants, to 1703 acres, total 2333 acres estimated to yield a

revenue of Rs. 5,042, but probably not actually worth so much. Per contra to this amount should be placed the sum of Rs. 7,463 12, being the salaries of the revised police establishment and Rs. 1,950-4, the rent of 497 acres of land assignments to the same. Total Rs. 9,414, of which, if a third be deducted for the expense formerly incurred on this account, there remains a net increased expenditure of Rs. 5,276 and Rs. 1,872, Road fund. Grand total, Rs. 7,148, being Rs. 4 per cent. upon the revised assessment.

Tenure and Assessment.

* 202,526

188,568

13,958

* * Reduction below the kamil juma;

Year. Rs.

1248. ... 7013.

1249. ... 2057.

1250. ... 322.

1251. ... 93.

years as noted in the margin.

Road fund.

In addition to the juma engagements have been taken for the payment of Rupees 1,872 on account of Road fund.

Rent-rates.

26. The following are the average rent-rates which I assumed for each division and class of the pergunnah.

Division.	Class.	Barah.		Munjah.		Burreh.		Kuchar.		Lately Abandoned.		Teer.	Abeo.
		Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
Pachar.	1st.	7 14 05	4 05	7 03	13 03	13 62	4 00	0 00	0 02	10 01	11 00	0 03	9 0
	2nd.	7 0 65	1 05	2 63	12 03	7 62	4 00	0 00	0 02	7 01	11 00	0 03	1 6
	3rd.	6 1 64	11 04	11 03	6 03	0 01	14 00	0 00	0 02	1 01	6 60	0 02	14 6
Ghar.	1st.	6 9 04	14 04	14 03	12 03	6 02	4 00	0 00	0 02	7 01	11 00	0 02	10 0
	2nd.	6 1 64	11 04	11 03	6 03	0 01	14 06	0 02	4 02	1 01	6 66	0 02	10 1
Kurka.	1st.	6 1 64	11 04	11 03	6 03	3 02	4 06	0 02	4 02	1 01	5 06	0 00	0 0
	2nd.	6 1 64	11 04	11 03	6 03	3 02	4 06	0 02	4 02	1 01	5 06	0 00	0 0

Revenue-rates.

From which, the revenue-rates as in the annexed table were deduced by subtraction of Rupees 33-5-4, per cent. as in Luckna and Etawah.

Division.	Class.	Barah.		Munjah.		Burreh.		Kuchar.		Lately a bandoned.		Teer.	Abee.	
		Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.			
Puchar.	1st. 2nd. 3rd.	5 4 4	43 113 13	83 63 23	102 72 22	102 82 42	91 51 01	80 80 40	00 00 00	01 01 01	121 101 60	20 20 150	02 02 01	6 1 15
Ghar.	1st. 2nd.	4 4	63 13	43 23	42 22	82 42	41 01	80 44	00 01	01 81	101 60	20 154	01 01	12 12
Kurka.	Kurka.	4	13	23	22	42	21	84	01	81	60	144	00	0

and were found on application to be sufficiently correct in the results.

27. A tolerable good pergunnah doul was given in by Khetul Doss who had long managed the pergunnah as teli-si'dar. The durkhasts for the ghar and kurka villages were taken on the 31st January, and for the puchar on the 24th

and 25th February, with only one refusal in the case of mouzah Tuckara Bacha which has been leased to a farmer for 12 years. The mchals

noted in the margin* were also settled in farm under the provision of section 4, Regulation II

1826. The estates belonging to Government

have been leased in farm for one year, where possible, and in other cases for terms not exceeding 4

years as detailed in the marginal list.† For two, viz., mouzah Sukahetar and Ismailpoor no offer

was obtained, and they remain under kham management, but I do not doubt that the assess-

ment will be realized even in the first year, 1248, F. S.

28. I must here observe that the two mouzahs Dlukepoora and Aylumpoor, maafee, which have now first come

under settlement, have for obvious reasons been assessed below the standard of the pergunnah ;

the former was held in maafee by Musulman physicians of the town of Etawah, and the latter by resident Pathans, who obtained the grant from Almas Alee Khan, for the service which they rendered of guarding the high road. The proposed jumas are one third less than the ordinary standard.

Exception in favor of the 2 resumed maafee villages.

1 Ayma Naqla Meer 10 yrs.

Moncheera, 12 "

Gotpoor, 10 lgs. 1 year.

Period

† No. Mouzah. Years.

1 Beenehpoor, 4

2 Pucharpoor, 4

3 Rehmutoolapoor, 4

4 Suzawapoor, 4

5 Jhuhrapoor, 4

6 Suleempoor Chak, 1

7 Mohabutpoor, 1

8 Durahunpoor, 4

9 Loodpoora, 1

10 Khyrundeslmuggur, 3

11 Arazee Zubtee, 30

Naqla Sulehdee, }

29. The same arrangements were made in this pergunnah for establishing and maintaining an efficient village police as in Luckna and Etawah. The aggregate number of chowkeedars is 194, and bullahurs 202. The sum of salaries payable in money for both is Rs. 7,463-12-0 and the rental of 497½ acres of land assigned in jageer, Rs. 1,950-4-0, making an entire police charge of Rs. 9,414 or about Rs. 5 per cent. on the revised juma.

Kists.

30. The following table exhibits the kists into which the juma has been divided.

Khureef.				Rubbee.		
Novr.	Decr.	Jany.	Total.	May.	June.	Total.
A. P. 3 11½	A. P. 4 3½	A. P. 0 8½	A. P. 8 10¾	A. P. 3 4	A. P. 3 9½	A. P. 7 1¼
Rs. 46,405 5	50,332 9 0	8,276 9 3	1,05,014 7 3	39,369 13 0	44,183 11 9	83,553 8 9

31. The detailed papers of administration and liability have been prepared under the superintendence of Syud Newazish Alee, Deputy Collector, and are the same in form and arrangement with those of the pergunnahs already reported.

32. Nine mouzahs had been settled in Dehly Jakhun under Regulation VII of 1822. There is no very striking discrepancy between the former and proposed jummas of these mouzahs, except in the case of Uspoora, as will be seen on reference to the following table :—

Name of Mehal.	Juma assessed under Regula- tion VII of 1822.	Revised Juma.	Decrease.
Burrora,	620	575	45
Pyladpoor,	1,056	949	107
Alumpoor,	640	600	40
Jhupta,	320	263	57
Chidaolee,	310	247	63
Khyrundesh,	1,404	1,300	104
Nuggur,	375 11 6	362	13 11 6
Daloopoor,	964	636	328
Khirsooa,	2,346	2,156	190
Aspoora,			
Koomheree,			

33. The khetbut tenure was found to exist in 21 mouzahs, noted in

Khetbut villages.		the margin.* The papers and field maps have been remodelled in conformity with the Board's circular instructions and are now complete. I have also added in the vols. of village maps a memorandum of the revised detail of area of each village to correct the numerous errors in the survey returns.
* 1 Asrohee Allukoolapoor.	12 Surruppoor.	
2 Ayma Nuqla.	13 Rajpoor Tumeyree.	
3 Bhudora.	14 Qusba Duhly.	
4 Koomheyrse.	15 Alumgeerpoor.	
5 Dadapoor.	16 Azumpoor.	
6 Burnahul.	17 Phoolapoor.	
7 Kunjra.	18 Ayma Hussun Nuggur.	
8 Daimpoor.	19 Abdoolabeepoor.	
9 Chundpoora.	20 Hajeepoor Nehra.	
10 Sahitrampoor.	21 Mahsurpoor Ehtora.	
11 Manukpoor Rochun.		

34. The outstanding balances have all been disposed of up to the close of the past year, 1247, F. S., as per annexed memorandum, the details of which will be furnished from the Collector's office.

I have the honor to be, &c.,

M R. GUBBINS,

Settlement Officer.

*A BSTRACT DISPOSITION of all outstanding Balances including 1247 F. S., for the pergunnah Dohly Jakkun,
up to the 30th November, 1840.*

Balances of years prior to 1247, as they stood at the date of sub- mission of statements A and B, of sale and transfers made up to the 31st March, 1840.	40,757 6 11	14,914 4 0	25,843 2 11	30,890 11 3	56,733 14 2	669	40,964 12 6	*	2,093	5,525 0 6	6,876 0 2	706 1	13,107 1 3	Total.	
			Remainning balance on the 30th November, 1840.	Balance of 1247 up to the 30th November, 1840.	Total of the two foregoing columns.		Nominal.	Recommended for remission.	Deferred for future realization.	By sale.	By transfer.	By distraint and in immediate train.		Total.	
* The proportionate talookdaree balance due from Mouzah Jussouhun.															
+ Details as follows :—															
Ateekeollapoor, 915 15 6															
Budhona, 201 0 0															
Kubrye Chundpooora, 783 5 6															
Turka Dacha, 248 0 6															
Munona, 597 3 0															
Pawut, 927 8 0															
Talookdaree balance of the talooka Jussouhun, viz :—															
Jhabrapoor, }															
Sulala, }															
Suleyrapoor 18 biswas, }															
Mohabutpooor, }															
5,525 0 6															
+ This amount has been lodged for transfer ex- cepting 329 15 0 due from Sakunmow and 329 15 0 from Kylaspr.															
|| Details.															
Bunalpr., halo of 1247 117 9 6															
Beexahpooor, do. do. 168 15 0															
Longpooor, do. do. 64 8 0															
Saj Hajipr. up to 1247 355 0 6															
706 1 0															

M. R. GUBBINS,
Settlement Officer.

ABSTRACT.

1. Submits Settlement papers of Dehly Jakhun.
2. States the period of Settlement.
3. Describes the general boundaries of the pergunnah.
4. States the number of mouzahs and melahs.
5. Records the Area by Survey and Khusrak.
6. Describes the soil, general features and produce.
7. Do. the streams.
8. Do. the Irrigation from wells.
9. Do. from Tals and Jheels.
10. Do. the distinction of the pergunnah into classes followed by me.
11. Do. do. of soils.
12. Notices the markets for produce.
13. Do. the castes of the proprietary classes.
14. Do. do. of the ryots, and annexes statement, shewing the division of the whole population into castes.
15. Do. the general Census of the pergunnah.
16. The tenures, zemindaree, putteedaree, biswadaree, with notice of former and present proceedings.
17. Tenures continued—Notices of the case of mouzah Bawut.
18. Do. do. refers to case of mouzah Maramayee talooka Burnahaul, the biswadaree settlement of which was annulled under order of the Commissioner.
19. Notices the absence of any large talooka, and the arrangements made for the villages of Rajah Cheyt Singh of Partupnere.
20. Tenures—Lawaris, mouzahs and estates, the property of Government, and notices the case of the Arazee Zubtee, Nuqla Salehdee, omitted in the former statement.
21. Contains statement of former statement.
22. Ditto ditto of Demands, Collections, and Balance for the last 20 years ending with 1246.
23. Describes present condition of the pergunnah and states the malgoozaree rate of former juma.
24. States the increase of assets obtained from resumed maafee and the enhanced liabilities of the land owners from Police charges and Road fund.
25. States the proposed future assessment, the decrease of revenue on the Kamil juma &c., for the first 4 years.
26. Do. the Rent and Revenue-rates.
27. Notices the settlement, the single village farmed for recusancy, and one under the provisions of Regulation II 1826, and the terms for which leases of Estates belonging to Government have been granted.

28. Do, the exception in favor of 2 resumed maafee villages which have been assessed below the pergunnah rate.
 29. The arrangements for village Police.
 30. Notices the Kists.
 31. Do. the preparation of the record of administration and liabilities.
 32. The villages in the pergunnah formerly settled under Regulation VII of 1822.
 33. The Khetbut tenures.
 34. The disposal of all outstanding Balances.
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SETTLEMENT REPORT

OF

PERGUNNAH LUCKNA.

To

R. N. C. HAMILTON, Esq.,

Commissioner,

AGRA.

SIR,

I have the honor to submit the Settlement records as per margin,* for pergunnah Luckna in the Etawah zillah, revised by me under Regulation IX of 1833. I have, in the past season, settled 4 pergunnahs, viz., Luckna, Dehly Jakhun, Janibrast or Burpoorah, and Etawah; the remaining 3 will be sent up separately, so soon as the papers are completed. There remain for settlement, during the present season, three pergunnahs, Behla, Phupphoond, and Ooreyea, which will be easily completed.

* Professional maps,	2 vols.
Village statements, Nos. 2 & 3, ..	2 „
Annual juma statement,	1 vol.
General statement, No. 4,	1 „
Police statement,	1 „
No. 7, maafee statement,	1 „
Statement of area occupied by	
each crop,	1 „
Mouzahwar index,	1 „
Mehalwar Do.,	1 „

Submits settlement statements of pergunnah Luckna.

Period.

2. The settlement has been concluded for a period of 80 years, from 1248 to 1277, F. S.

3. The pergunnah Luckna is bounded, north, by Kishnee Nubbee-gunj, z'llah Mynpooree; eastward, by Talgiraon and Sukutpoor Ayrwa of Furruckabad, and Bela, Phupphoond and Ooreyea of this district; southward, by the Jumna; and westward, by the pergunnah Etawah.

4. It contains 239 mouzahs which have been numbered according to the Persian alphabet in statements II and III, and in the Police statement; and 273 mehals which are placed according to the malgoozaree area rate of statement No. IV, in that and in the annual juma statement.

5. The pergunnah area was ascertained to be as follows, by the professional and khusrah measurements made in 1839 :—

Area by professional survey and khusrah.

AREA IN ACRES.

Total Area.	Minlay Barren and Lakhiraj.	<i>Mulgoozaree.</i>				
		Cultivated.	Newly abandoned.	Total of the two.	Culturable Waste.	Total.
229,382	97,602	100,041	27,433	127,474	4,306	131,780

6. The soil of Luckna is generally good, strong and fertile. Light and sandy lands are less prevalent. The pergunnah is, by the inhabitants, distinguished into three divisions by the following names :—

1. Puchar, or the low land, in which is included all north of the Sehugur Nuddee.

2. Ghar, marking the country intervening between the puchar, and the 3rd class or kurka, by which is denoted the tract bordering on the Junna.

7. The most inferior land is in the kurka. A rise may be observed in the level of the country, gradually increasing from the northern extremity, where it is lowest, and water close to the surface, to the southern termination, in the ravines where the water is from 70 to 90 feet below the surface. The land, as you approach the river, generally becomes light; and that, immediately adjacent to the ravines, is of the worst description. The rush of the water hurrying down, cuts up and destroys all fields exposed to it, rendering the greatest care necessary to preserve them.

8. The course of the Sehugur Nuddee is usually marked by like inferiority of soil. The channel of this stream, which flows with much violence in the rains, is generally deep, causing the adjacent soil to be cut back into ravines. The lands adjoining to it are hence unlevel, and are not benefitted by the sandy deposit which is left.

9. There is much difference in the features of the ghur and puchar. In the former, there is little sterile, or oossur, land; water is at a considerable distance from the surface. There are few or no jheels, and more frequent mixture of light soil. In the puchar, there are large tracts of oossur land. The villages are far apart; water is close to the surface, and jheels (called tals) numerous, especially toward the northern extremity, where the whole country is very generally flooded in the rains, and light soils are unfrequent.

10. Four thousand three hundred and six acres of land have been recorded as culturable, being soil that, for several years, had been uncultivated. It is mostly of inferior quality, and should be regarded as little better than barren. This circumstance must be borne in mind in considering the average malgoozaree rate.

11. Irrigation from wells is sufficiently abundant. The khusrāh returns shew a proportion of 62* per cent. irrigated, to 38 unirrigated area; but not having been corrected by a pertaul, they are probably too low, and I should estimate the fair proportion of irrigation at not less than 68 per cent. In the kurka, springs are found at from 60 to 45 cubits depth; in the puchar, from 30 to 8; and in the ghar, from 45 to 30. In consequence of the depth of the wells, irrigation is little practised in the kurka and adjoining villages of the ghar; but the firm sub-soil generally prevailing throughout the ghar, and the length of time which a cutcha well will last, nearly compensates for the proximity of the water to the surface in the puchar, in which very commonly the sub-soil is unsound, sometimes wholly preventing, always greatly enhancing, the expense of sinking cutcha wells. The usual mode of protecting them from falling is, by lining the barrel with beendas, or ropes made of grass or of urhur or cotton stalks. But in the puchar, wooden kotas, or cylinders, are often necessary, and serve but for a year, from the well falling in during the rains. Pucka wells are scarce.

12. The jheels or tals with which the puchar abounds are greatly used for irrigation, the water being raised in leather buckets called behrees or lehudees, swung by two men. Irrigation of this description has been recorded under the term "Abee," which also includes the land flooded by the streams Sehngur, &c. It is inferior to well-irrigation from its uncertainty.

13. There are 3 streams that traverse the pergunnah from N. W. to S. E. viz., the Sehngur, the Ahneyeea, and the Poorra Nulla. They only flow during the rains; the flood of the first is injurious: the latter, when they spread into tals, increase the means of irrigation, but otherwise confer no benefit.

14. The only distinction made in Luckna, with a view to the separate fixation of rates, is the separation of the kurka villages. I had at first intended to divide the ghar and kuchar, but found the inferior and superior estates so mixed in both, as to induce me to relinquish the idea.

15. The classification of the soil made by the Survey returns, and adopted as the basis of settlement, is peculiar to this and the adjoining districts, *viz.*, into Barah, Munjah and Burreh, called by the people, Gohan, Munjah and Har. An explanation of these distinctions has, no doubt, on many occasions, been presented to the Board; a few remarks will therefore be sufficient.

Continued. 16. The system is recommended by its accordance with the usage of the agriculturists, among whom the rent of the Gohan or Barah lands is highest, that of the Munjah second, and of the Burreh lowest. But its uncertainty is so strong an objection as to render the advantage of its adoption doubtful. It is found, on inquiry into the rates prevailing in a village, that the rents are highest of the nearest fields, and gradually decrease as they recede; but the ryot is unable to point out where the one ceases or the other commences, because no such limit is practically in use. Neither is it usual to insert it in their puttas. It follows that it must be left to the judgment of the measuring Ameen, whose return may be erroneous from want of judgment, or integrity, or from error.

Continued. 17. I believe that Captain Wroughton's instructions to the Ameens to have been, not to exceed in the largest villages four jureeb's length of Barah and Munjah, nor in the smallest estimate, then, under the length of one jureeb. The Settlement Officer of Myupooree considers 6 per cent. of the former, and 9 of the latter, sufficient. I confess, that I have not found sufficiently accurate grounds for an opinion. The system I have accordingly followed is to strike an average per cent. of the Barah and Munjah of the whole pergunnah and compare this with the individual percentage of each village by which any striking variations are at once brought to light and tested. The percentage of the three classes of soil in Luckna, Dehly Jakhun, and Etawah, are as follows:—

Pergunnahs.	Barah per cent.	Munjah per cent.	Burreh per cent.
Luckna,	7	7	86
Dehly Jakhun, ...	7	10	83
Etawah,	8	12	80

Continued. 18. The soil of the kurka villages has been distinguished into upland or burreh, kuchar or land lying below the ravines, and teer indicating the narrow moist strip of land which edges the river and is often of great fertility.

19. The staple khureef products of the pergunnah, are sugar-cane cotton, juwar, bajra, mote, urhur, &c., and in the puchar rice, and in the rubbee wheat, barley, gram, koosumblea, &c. The sugar-mill or koloo is of the common rude description. Cotton appears to be the only article of produce exported.

The pergunnah contains two market towns only, of any considerable size, *viz.*, Luckna and Ahereepoor.

20. The prevailing proprietary castes are the Canojea and Sabrun Brahmins, mixed with Rajpoots chiefly of the Chohan tribe. The cultivating classes are divided into an infinity of castes, the most numerous being Brahmins of various tribes. The Kachees are esteemed to be the most skilful cultivators and are always made to pay higher rent than others, from the enhanced produce which they draw from the soil. From a census made in last year, by Mr. Lawrence, I have drawn the subjoined abstract of population.

<i>Castes.</i>	<i>Cultivators.</i>	<i>Non-Culti- vating.</i>	<i>Total.</i>
Brahmins,	13052	2562	15614
Rajpoots,	5433	967	6400
Mahajuns,	704	1271	1975
Kayaths,	556	556	1112
Musulmans,	439	741	1180
Kachees,	3330	2292	5622
Mallees,	209	692	901
Chumars,	3759	3833	7592
Bhauts,	564	216	780
Hujjams,	588	1131	1719
Lohars,	284	291	575
Carpenters,	508	663	1171
Dhobies,	420	566	986
Telees,	470	645	1115
Durzees,	277	323	600
Lodhees,	464	780	1244
Koomhars,	378	523	901
Dhánooks,	445	703	1148
Bhungees,	571	1148	1719
Aheers,	4779	2388	7167
Gudurreeas,	914	940	1854
Bhoorjees,	238	513	751
Bunnias,	1334	1335	2669
Kuhars,	751	829	1580
Dhoonniahs,	337	348	685
Budrees,	174	285	459
Merasee Kalamuts, ...	197	315	512
Sonars,	171	367	538

<i>Castes.</i>	<i>Cultivators.</i>	<i>Non-Culti- vating.</i>	<i>Total.</i>
Fakeers,	195	285	480
Barees,	98	403	501
Korees,	782	966	1748
Mullahs,	458	74	532
Miscellaneous,	239	527	756
Total,	43118	29478	72596

21. According to this census the total population amounts to 72596 souls. The total area of the pergunnah is 358 square miles, giving an average of 203 persons to the square mile. This is probably below the true average, because many families must have returned to their homes, since the census began, who had been driven out by the famine.

Tenures.

Zemindaree.

* Vide my separate report on estates the property of Govt., No. 164, dated 11th June, 1840.

22. The tenures throughout Luckna are almost wholly zemindaree, the property being greatly monopolized by the Canojea Brahmins. Three large talookas held by members of this tribe have been got rid of by auction sale, for arrear, since our acquisition of the pergunnah, viz., Kurwa, Koehta and Duleepnuggur.*

The putteedaree tenures are almost wholly confined to the Chohan villages on the Jumna. Their constitution does not appear to have been hitherto sufficiently understood by the local Revenue authorities; the Sudder malgoozar has been allowed to lord it over his fellows, as a zemindar would over his ryots, to a degree that has in some instances gone near to destroy the original constitution of the community. The village of Chundolee, an instance in point, was sold for an arrear embezzled by the Sudder malgoozar and purchased by Government. The several putteedars having paid up the arrear, their restoration has been now sanctioned. The system of rate by each, here called "dhar," prevails in these villages and is applied to the shares of land of each proprietor, here termed "Auk," which are sub-divided into the fractions of a rupee.

23. By the present proceedings 4 estates only have been treated as talookas, by which I mean, that a biswadaree settlement has been made with the village occupants subject to a talookdaree allowance to the ex-talookdar. These are: I.—talooka Poonja, from which mouzah Urhurpoor has been withdrawn subject to a talookdaree allowance of Rupees 18 per

cent. This talooka comprised 12 mouzahs and was originally settled in zemindaree with Birjloocun Doss Chowdree, Kayath of Moonj, a large land-owner in the Etawah pergunnah, by whom it was transferred in satisfaction of debt to Doorga Persaud, Kayath of Furruckabad, whose son Tacytray now holds it. Of the remaining 11 mouzahs, 10 are occupied by Aheers of one tribe, who are the reputed proprietors, but their claims to biswadaree were rejected on the ground of their previous silence, and the long possession of the zemindar. II.—The detached villages belonging to

- * 1 Nuseerpoor Bojha.
- 2 Pulukna.
- 3 Bysolee.
- 4 Bhanpoor.
- 5 Kooegnon.
- 6 Khitara.

Rao Koomar Singh, late talookdar of Duleepnuggur, of which 6 are noted in the margin,* have been settled in biswadaree with the occupants subject to a talookdaree allowance of Rs. 18 per cent. III.

—Surray Akedill, in Etawah, two villages included in which, *viz.*, Bhooldpoor and Mubarikpoor, have been similarly settled, *vide* my separate letter, No. 71, dated the 7th May, 1840; and, IV.—Beylahar and $\frac{1}{2}$ Rutchree in which a talookdaree allowance of Rs. 10 per cent. on the gross assets has been made in favor of the family of the former talookdar Oodheyraj, as detailed in my letter, No. 116, dated the 23rd June, 1840.

24. It is necessary here to advert to the different arrangements, made for the 2 mehals included in this pergunnah, which formerly belonged to Chowdree Oodheyraj, *viz.*, Beylahar Rutchree, and Kudumpoor. The course pursued respecting the former has been stated in the preceding paragraph. The latter mouzah Kudumpoor, was restored by Mr. Robinson to the widow of Oodheyraj, as zemindar, while the village formed part of the Furruckabad zillah. The Chohan occupants of the village, who had held it in farm since the breaking up of the talooka, were thus excluded. They are generally esteemed to be proprietors, but having made no representation to me, Mr. Robinson's arrangement has not been interfered with.

25. There were in this pergunnah a large number of villages the property of Government which have been disposed of under the Board's orders No. 318, dated the 28th of August last. The proportionate balance of the talooka has been paid up by all the villages of Duleepnuggur, in which the occupant's title was admitted: of the like villages of talooka Kurwa the proportionate balance is yet due from one,* and of the Koehta villages from seven, noted in the margin.† Pending the expiry of the term allowed to these parties to discharge the propor-

Govt. Villages.

* Kurwa Khoord.

- † 1 Nugla Manukpoor.
- 2 Na. Rampoor.
- 3 Kulianpoor.
- 4 Budkunshapoor.
- 5 Bharipoor Khoord.
- 6 Na. Meerha.
- 7 Na. Chinta.

* Birondy 5 years.
 Pirteeranpoor 5 years.
 Koaree 5 years.
 Na. Chinta 2 years.
 Na. Meerha 2 years.
 Brunhora 4 years.
 Komagaonpoor 4 years.
 Na. Moorcha 2 years.
 Na. Tipulua 2 years.

tionate balance, these mehals, and all others belonging to Government in which no title has been recognized, have been leased in farm, where possible, for one year, in other cases for the longer terms stated in the margin.* The following mehals were also leased in farm for one year, owing to the delay on the part of the occupants in paying up the balance, and they will obtain possession from 1249.

KOONWURRA, SYFEE, LALLPOOR, POORAOLEE, DULEEPNUGGUR.

It is highly desirable that the temporary farming arrangements, made for villages, in which no title has been recognized, should be brought to a conclusion, by the sanction of their sale on whatever terms may be obtained at a PUBLIC SALE.

26. Luckna has, since the cession in 1803, been always attached to the Etawah zillah. Its fiscal history will be best exhibited by the subjoined statements.

Year.	Juma.	Collections.	Balance.
1226	321,210	321,310	0
1227	322,452	322,452	0
1228	322,418	322,418	0
1229	322,284	322,284	0
1230	322,284	322,284	0
1231	322,284	322,284	0
1232	322,660	322,660	0
1233	323,159	323,159	0
1234	323,159	323,159	0
1235	323,894	323,894	0
1236	323,073	320,929	2,144
1237	319,465	319,465	0
1238	322,674	320,657	2,017
1239	323,254	318,605	4,649
1240	323,503	315,934	7,569
1241	323,930	302,039	21,891
1242	323,930	323,930	0
1243	324,099	321,743	2,356
1244	325,150	319,357	5,793
1245	322,165	90,526	231,639
20 Years.	6,467,047	6,178,989	278,058
Average.	322,852	308,949	13,903

Statement shewing the former assessments of pergunnah Luckna.

SETTLEMENT.	Average Juma.	1st Sett.		2nd Sett.		3rd Sett.		4th Sett.		5th Sett.	
		Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
1st Settlement from 1210 to 1212, . . .	306,900	0	0	0	0	0	0	0	0	0	0
2nd ditto from 1243 to 1215, . . .	302,128	0	4772	0	0	0	0	0	0	0	0
3rd ditto from 1216 to 1219, . . .	333,977	27,077	0	31,849	0	0	0	0	0	0	0
4th ditto from 1220 to 1224, . . .	326,391	19,491	0	24,263	0	0	7,586	0	0	0	0
5th ditto from 1225 to 1229, . . .	328,781	21,881	0	26,653	0	0	5,196	2,390	0	0	0
6th extended to the present time, . . .	318,536	11,636	0	16,408	0	0	15,441	0	7855	0	10,245

the last shewing an increase of 11,636 in the present juma above that of the first settlement, and the first exhibiting a serious falling off in the revenue for the last 8 years.

27. After making the necessary examination into the state of the pergunnah, and prevailing rates, I was impressed

Result of present inquiry into condition.

with the necessity for considerable reduction.

The average-rates on malgoozaree area, *viz.*, Rs. 2-6-8, and on cultivated land, including lately abandoned, *viz.*, Rs. 2-8-0 being too highh.

28. The proposed kamil assessment has been fixed at Rs. 2,93,373,

Future assessment and amount of reduction allowed.

giving a reduction of Rs. 25,163 or nearly 8 per cent., and during the three first years of settlement 1248,* 1249 and 1250, a further rusuddee reduction has been allowed in such estates as seemed to require it, to enable the agriculturists to recover themselves. The rate of the proposed juma on malgoozaree area is Rs. 2-3-7, and on

* Reduction on the kamil juma.

Rs.	Years.
10,720	1248.
2,748	1249.
272	1250.

cultivation, including lately abandoned, Rs. 2-4-11.

Road fund.

The settlement engagements include a Road fund charge of 1 rupee per cent, the total amount being, in this pergunnah, Rs. 2,918.

29. It is necessary to notice the increase of assets obtained by the

Increase of assets from resumed registered Lakhiraj lands.

resumption of lakhiraj tenures. All the cases of registered maafee lands were disposed of by the Special Deputy, in 1837, and resumed, amounting to 868 acres, of which 361 acres comprized tenures not ex-

ceeding 10 pukka beegahs of land. The maafee land, though resumed, had not yet been charged with revenue. I accordingly took up the re-investigation of the 10 beegah tenures, and under the rules, dated the 28th of August, 1838, released 338 acres, resuming 23. The increase of assets, by resumption of registered maafee, amounts then to 530 acres.

The unregistered lakhiraj land amounts to 7400 acres, of which 5945 acres have been thrown into the khalisa, and 1455 acres been released in favour of the village servants, both of police and others. The sum of the resumed maafee land is therefore 6475 acres, calculated at rates to yield a revenue of Rs. 14,398. But the real addition to the assets must be estimated much below this sum, and would, I think, be highly rated at one half.

30. But the actual extent of relief, extended by the revised settlement, will not be correctly estimated without considering the increase of liabilities to which the agriculturists have been subjected. These are the salaries of chowkeedars, bullahurs and the Road fund. The Police expenses, including the rent of land assignments, amount to Rs. 12,571, thus:—

Money, salaries of chowkeedars, to be paid into the		Rs.	A.	P.
Treasury,.....		8,190	0	0
Ditto, ditto ditto ditto ditto of bullahurs,.....		2,251	4	0
Rent of land assignments to chowkeedars and bullahurs,		2,129	12	0
Total, Rs.		12,571	0	0

A high estimate of the actual police charges under the former system would be a third of this amount. The increased charge is, therefore, not less than Rs. 8,380. The sum leviable as Road fund amounts to 2,913 Rs. making a total increase of liability of Rs. 11,293, which is about 4 per cent. upon the revised juna.

Rent-rates.

31. The following rent-rates were framed.

Division.	Barah.		Munjah.		Burreh.		Lately abandoned.		Kuchar.		Teer.	Abee.	
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		1st Class.	2nd Class.
Kurka, ...	"	"	"	"	3-9-0	3-0-0	"	"	6-0-0	2-7-0	3	"	"
Rest of the perg.	8-1-0	5-4-0	6-4-6	4-3-6	4-2-0	2-7-0	2-7-0	1-0-6	"	"	"	3-13-6	2

From the result of my own inquiries, compared with the reports furnished by the native Revenue officers, and the detailed jumabundees of the putwarees, the prevailing beegah is the cutcha beegah, the rates of rent being always applied to it by the people. It varies considerably in real size, because it is not the practice to measure in every season, but each field is supposed to contain the original number of beegahs at which it has at some bygone period been rated by the zemindar; where the zemindar has been powerful, this estimate exceeds; where he was weak, it falls below the real area of the field. The cutcha beegah has not, I observe, been noticed by the Revenue surveyor. It is not an uncommon practice to estimate it at one-third of a pukka beegah of 2756 square yards; likewise in the districts to the westward, it is supposed to be a third of the pukka beegah of 3025 square yards. In both parts the people measure it by 20 kudums. To ascertain as nearly as possible the standard of this beegah, I caused it to be stepped before me by zemindars on several occasions. The average of their steppings was 84 feet in length, giving an area of 7056 square feet or 784 square yards which is 16 decimals or about one-sixth of an acre, at which I have estimated it: this rendered the transfer of the local beegah rent-rate to that of the acre extremely easy.

32. The subjoined revenue-rates were deduced from the rent-rates by a subtraction of $\frac{1}{3}$ or 33 $\frac{1}{3}$ per cent. in all common tenures; but in those estates in which a biswadaree settlement was made with the village occupants, subject to a talookdaree allowance of 18 per cent., a deduction of Rs. 43 per cent., was made: where the talookdaree allowance is Rs. 10 per cent., the gross deduction has been fixed at 35 per cent.

Revenue Rates of the Pergunnah Luckna excepting the Kurka.

Barah.		Munjah.		Burreh.		Newly abandoned.		Abee.	
Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	1st. Class.	2nd. Class.
5 6	3 2	4 3	2 13	2 12	1 10	1 10	0 11	2 9	1 10

Revenue Rates of the Kurka Villages.

Burreh or Har.			Kachar.			Teer.		
2	6	0	2	0	0	4	0	0
						1	10	0
						2	0	0

33. These rates are a little too high, and the assessment will, in consequence, be found rarely to exceed, and often to fall below, the calculated value. The coincidence between the value by revenue-rates and the proposed juma, is indeed throughout less than is desirable; and arises from the inaccuracy of the measurement returns of irrigation and Barah and Munjah, which I had not sufficient leisure to correct by pertaal. To make up for this defect, I noted the quality and degree of irrigation of each village, after a careful personal inspection, which, added to the check afforded by the general area-rate has, I trust, proved sufficient guard against error in my conclusions. The variations in the kurka are great, but I found it impossible to frame any set of rates that should be applicable to all the varieties of soil and capability observable in that tract.

34. The settlement of the pergunnah came off on the 11th and 12th of January, 1840, when the terms of assessment were universally accepted without a refusal. The jummas of several estates have been thereafter modified where it appeared proper. I have not found it necessary to lease a single mehal in farm from the recusancy of the proprietors. One estate only, Surseye Nawur, has been farmed for a period of 10 years, under the provision of section 4, Regulation II, of 1826.

35. The adequate provisions for the village police chowkeedars and bullahurs have received my best attention. Nothing could have been worse than the former system: chowkeedars were recorded in the thannas to receive 2 rupees a month, but they seldom or ever received above one, (or its bare equivalent in land), and that most irregularly paid. Nowhere, therefore, was reform more necessary. The Magistrate, having newly joined, requested my assistance and counsel in determining the number of police servants necessary, which, from my knowledge of the pergunnah, I was able to afford. Statements were first prepared in my office, shewing the number and population of each mouzah and its dakhilee nugas, with the existing police and its remuneration, to which my proposition for amendment was added, and submitted to the Magistrate, from whom a statement of the police, considered necessary, was returned to me with instructions—that a money allowance was recommended; but, when land was already alienated in favour of the police, it might be continued; the difference between the rental of the land and the prescribed pay of 36 Rs. and 12 As., respectively, being made up in money payment. For the details of the arrangement, I beg to refer you to the police statement, No. 6. The total sum of the police money payment is Rs. 10,441, and the jageer land amounts to 530 acres, 3 roods, yielding an estimated rental of Rs. 2,129

12 As. Total charge of Rs. 12,571, being upwards of 4 per cent. upon the Government juma.

Kista.

36. The following table exhibits the distribution of the assessment into the kists of rubbee and khureef :—

RUBBEE.						KHUREEF.							
1st May.		1st June.		Total.		15th Nov.		15th Dec.		1st Feb.		Total.	
As.	P.	As.	P.	As.	P.	As.	P.	As.	P.	As.	P.	As.	P.
3	8½	4	0	7	8½	3	8	4	1	0	6¼	8	8½
Rs. 68,170		73,205		1,41,375		67,487		74,555		10,006		1,51,998	

37. The preparation of the papers of administration, liabilities, &c., has been very ably conducted by the Deputy Collector, Mirza Cullub Hoosein Khan, and a few observations only are necessary. The extreme poverty of the ryot and his dependence upon the land-owner for the advance of seed and tuccavee, to enable him to cultivate, is a feature in the condition of the agriculturists of these parts which forces itself disagreeably upon the attention of any one who has observed the resources possessed by each individual cultivator in putteedaree and bhyacharah villages. Here the ryots can lay by nothing in the season of plenty, against the day of adversity, and in a famine are thrown for subsistence upon the mercy of the zemindar or of the Government.

To this entire dependence of the ryot upon the zemindar must be referred the fact of a large proportion of assamees having foregone their just title of hereditary occupancy, from fear of thereby exciting the displeasure of the land-owner, and losing the means of cultivating. With very few exceptions, the cultivating classes have been recorded as tenants at will, even for such occupancies as they and their parents before them may have held for years. Their agreement with the proprietor is always renewed in every season, the only check upon the extortion of the proprietor being the jumabundee, or rent-roll, which has now been recorded, and which may not be raised without a previous notice of six months. To this usual practice, I have added another check, which will not be without its use, namely, an engagement binding the zemindar to enter in one lundee putta every claim of whatever description, viz., for rent, tuccavee, seed, or balance, that he may have upon the assamee for the current season.

38. By the present engagements, the putwaree's salary will always be paid into the tehsil by the zemindar, whence the putwaree will receive it every six months ; a system very beneficial in increasing the independence of this useful class of officers.

39. The 3d page of the village statements, containing the detail of liabilities, has been signed by my uncovenanted Assistant, Mr. J. Read, by whom they were translated. This gentleman has accepted the subordinate appointment in my office, with a view to qualify himself for the Revenue service of Government, and has made sufficient progress to satisfy me of his competence for such employ.

40. There are 30 mehals that had been settled under Regulation VII of 1822. I have annexed a detailed statement of comparison between the statement under that Regulation and under the present system of revision. The net reduction on the total juma so settled, *viz.*, Rs. 41,491 is Rs. 3,482, or about 8 per cent., which agrees with the average reduction on estates not so settled. The only instances of very extraordinary discrepancy are Ahereepoor, Mugoopoor, and particularly Sambou

No.	Mouzah.	Juma assessed under Regn. VII of 1822.	Juma assessed under Regulation IX of 1833.	Increase.	Decrease.	Year of Settlement.	Remarks.
1	Asufpoor, ...	394	394			1238	
2	Indrosee (15 beegahs), ...	824	900	85	78	1237	
3	Ahereepoor, ...	2,648	2,300		348	1236	
4	Bengoorree, ...	1,841	1,300		41		
5	Bakgaown Hulloo kar						
	Rajpoor, ...	5,615	6,085	470		1237	Increase from resumed maatee.
6	Bhurreypoora, ...	1,215	870		345	1237	
7	Bubolee, ...	536	600	64		1237	
8	Koonheete, ...	480	415		65	1237	
9	Salumpoor, ...	797	780		17	1238	
10	Sainhon, ...	4,901	4,100		801	1235	
11	Surray Allabee, ...	538	400		138	1237	
12	Sytee & Nugla Dowlut, ...	2,453	2,350		103-8	1236	
13	Sheikpoor Puhar, ...	922	810		112	1237	
14	Sheikpoor Chundegtee, ...	1,167	1,000		167	1238	
15	Alumpoor, ...	976	830		146	1238	
16	Coottulpoor, ...	601	500		101	1238	
17	Kutehra, ...	958	1,000		78	1238	
		*120					
		1,078					
18	Kurwa Bazoorg, ...	1,386	1,250		136	1237	
19	Kurwa Khoord, ...	1,937	1,875		62	1236	
20	Shunnapoor, ...	1,235	1,200		35	1237	
21	Gunsarra, ...	1,576	1,600		162	1238	
		*195					
		1,762					
22	Ghoogseena, ...	715	610		105	1237 to 48	* Called Govt. Malikana.
23	Loodhyany, ...	613	650	37			
24	Luhreytee, ...	1,739	1,700		201	1239 to 49	
		*162					
		1,901					
25	Mygoopoor, ...	1,564	1,100		464	1237 to 47	
26	Rainpoor, ...						
		944	810		134	1238 to 49	
27	Buhlona, ...						
28	Moorayna, ...	1,296	1,100		196	1238 to 48	
29	Udleepoor, ...	1,093	1,000		93	1238 to 48	
30	Bumnaayee, ...	505	480		88	1238 to 49	
		*63					
		568					
	TOTAL, ...	41,491	38,009	656	78	41,388	

41. The papers of all khetbut tenures which were, with few exceptions, erroneously prepared by the Revenue surveyor, have now been re-constructed in the manner prescribed by the Board.

42. The outstanding balances have all been disposed of, an abstract of which has been made in the memorandum annexed to the report.

43. Some notice will be proper of the degree in which the late famine of 1245, F. S., is felt now, and is likely to be felt hereafter in this pergunnah. This district is generally believed, and I think with justice, to have been one of those most severely affected with that dreadful calamity. That the population has been very sensibly reduced by death, is abundantly evident, from the still deserted houses and abandoned lands, as well as from the general fall of rents throughout the district. This latter fact sufficiently indicates the competition, not of cultivators for land, but of landholders for ryots ; and it will, no doubt, require the lapse of many years to replace the population that has been swept away. Withal, however, it is surprizing how agriculture has risen from the shock, and how much soil has been, and is daily being redeemed from abandonment. The revised settlement which has now been made is, I feel assured, a just one, and will, I trust, do much to obliterate speedily the effects of the late calamity.

Remarks on the present and future effects of the famine of 1245, and concludes.

I have the honor to be, &c.,

M. R. GUBBINS,

Settlement Officer.

ETAWAH,
Settlement Office,
The 1st February, 1841. }

ABSTRACT DISPOSITION of all outstanding Balances, including 1247, F. S., for the Pergunnah Lucknue, up to the 15th February, 1841.

Balances of years prior to 1247, as they stood at the date of submission of state-ments A and B, made up to the 14th March, 1840.	7	2	68,407	15	9	33,213	15	9	35,193	7	5	49,754	8	5	84,947	15	10	565	0	0	72,663	7	1	Deferred for future reali- zation.		By sale.	By transfer.	By distraint and in imme- diate train.	Total	In train of Li- quidation.	Total	Details thus : — Proportionate balance of the talooka Dulleepnaggur, ... Rs.
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* Details thus : —
 Proportionate balance of the talooka Dulleepnagar, ... Rs. 3,594 0 0
 Balance of mouzah Sunthar, " 1,495 2 6
 Ditto Sursaye Nawur, " 5,665 4 0
 + Balance of Bahaderpoor on ac- count of 1247 in deposit. } 10,754 6 6
 + Bivondy balance of 1246 ... 229 0 0
 + Bivondy balance of 1246 ... 736 2 3

M. R. GUBBINS,
 Settlement Officer.

ABSTRACT.

1. Submits settlement statements of Luckna.
2. States the period of settlement.
3. Describes the general boundaries.
4. States the number of mouzahs and mehals.
5. Ditto the area by professional survey.
- 6, 7, 8 and 9. Describe the soil and general features of the pergunnah.
10. Notices the amount and description of land recorded as fit for cultivation.
11. Ditto the irrigation from wells.
12. Ditto ditto from jheels and tals.
13. Ditto ditto streams.
14. Ditto the distinction of the villages into classes.
- 15, 16 and 17. Ditto ditto of soil into classes.
- 18 and 19. Ditto the general produce and markets.
20. The prevailing castes of the inhabitants.
21. The proportion of the population to the area.
22. Describes the prevailing tenures.
23. Notices the biswadaree settlements made subject to a talook-daree allowance.
24. Notices the difference of arrangements in the cases of Beylahar Rutehree, and Kudumpoor, both being villages of Chowdhree Oodeyraje.
25. Ditto the arrangements made for villages, the property of Govt.
26. Contains statements of former Fiscal history.
27. States the necessity for reduction of juma.
28. Ditto the proposed revised juma.
29. Notices the increase of assets by the addition of resumed maafee land.
30. Ditto the increase of liability from Police charges and Road fund.
31. States the rent-rates.
32. Ditto the revenue-rates.
33. Remarks on the latter.
34. Notices the settlement which was made without any case of recusance, and the single instance of a farm under section 4, Regulation II, 1826.
35. Ditto the arrangements made for village Police.
36. Ditto the kists.
37. Ditto the preparation of record of liability.
38. Do. the arrangement for the payment of putwarees.
39. Do. the services of my assistant Mr. Read.
40. Notices the mehals before settled under Regulation VII of 1822.
41. The emendation of records of khetbut mouzahs.
42. The adjustment of all outstanding balances.
43. Concluding remarks on the effects of the famine of 1245, F. S.

SETTLEMENT REPORT

OF

PERGUNNAHS PHUPPOOND, BEYLA, AND OOREYA.

To R. N. C. HAMILTON, Esq.,

Commissioner of

THE 2ND OR AGRA DIVISION.

SIR,

The records of revised settlement of the 4* pergunnahs of zillah Etawah which were assessed by me in the cold season of 1839-40 have been already submitted to you. I have now the honor to forward those for the 3 remaining pergunnahs—Phuppoond, Beyla, and Ooreya, settled in the past season, and which complete the district.

2. These 3 pergunnahs form the eastern division of the Etawah district: the 2 first where formerly annexed to the Beyla sub-collectorate, the head quarters of which were at Phuppoond, where the cutcherry Bungalow is still standing. The third, Ooreya, was transferred from zillah Cawnpoor to which it had always appertained. The interval of field operations, afforded by the hot weather of 1840, was well employed in testing and correcting the very faulty returns of measurement received from the Revenue surveyor.

3. I shall first proceed to notice Phuppoond and Beyla conjointly, leaving Ooreya to be separately described. The Phuppoond and Beyla will be first noticed together, and lastly Ooreya. The 2 former pergunnahs are so bound together, by being each formed, in a great measure, of villages of the talooka Sehor, that they could not, without confusion, be treated separately. They also greatly assimilate to each other in soil, crop, and irrigation, and in the general rate of assessment.

4. Pergunnahs Phuppoond and Beyla are adjacent. The former is bounded, westward by Luckna; south by Ooreya; east by Mungulpoor and Russoolabad of

Cawnpoor; and north by Beyla. Pergunnah Beyla is bounded, west by Luckna; north by Thuttea Tirwa, &c., pergunnahs of Furruckabad; east by Russoolabad, zillah Cawnpoor; and south

No. of mouzahs and mehals. Phuppoond. The former contains 230 khalsah mouzahs and one maafee village, Luchmunpoor, which have been formed into 106 mehals. Beyla comprizes 238 mouzahs forming 202 mehals.

Area. 5. The following is a statement of their respective areas.

AREA IN ACRES.

Pergunnah.	Total.	Minlay, Barren, Maafee, &c.,	<i>Malgoozarec.</i>				
			Cultivated.	Newly abandoned.	Total of the two.	Culturable waste.	Total.
Phuppoond, ...	1,31,721	52,937	60,010	16,264	76,274	2,510	78,784
Beyla,	1,65,468	75,389	67,860	16,800	84,660	5,419	90,079

In fertility of soil and description of crop, these two pergunnahs are superior to the rest of the district. In Phuppoond, with exception of the tract lying along the Seyngur nuddee, its southern boundary, which is generally light and ill-irrigated, the land is of a rich, firm quality, with abundant means of irrigation from cutcha wells. A good supply of water is usually obtained

at depths varying from 50 cubits on the southern side to 25 on the northern boundary. The same description of soil pervades Beyla in which the lighter lands are even rarer than in Phuppoond. Water is still nearer the surface varying from 40 to 12 cubits. The percentage of irrigation is, in Phuppoond 51, and in Beyla 48, according to the pattaal returns. This is below the average of some of the other pergunnahs, which I attribute to the fact of greater care and more efficient checks upon exaggeration having been adopted in the examination of the returns of these. The capabilities of irrigation are certainly not equalled, much less exceeded, by any other pergunnah. In both, there are large plains of bare oosur land, and much jhabur or flooded land, especially in Beyla. This jhabur has not been noticed, in other pergunnahs, but is so prevalent in these districts as to call for a distinct classification. It

is applied to an inferior, hard description of land, which is usually flooded, in the rains, and remaining under water for same time admits of the culture of a coarse rice. If not flooded, it produces nothing, or at most a poor crop of the coarser rubbee grains, and the rice is often lost by the water drying before it ripens. Some inferiority of soil marks the course of the Rind Nuddee in Beyla.

6 The following statement exhibits the proportion per cent. of the products most generally cultivated in which the prevalence of the crops requiring a strong soil and irrigation over bajra and pulse, the growth of lighter and un-irrigated lands, is sufficiently apparent.

PERGUNNAH.	RUBBEE.					KHUREEF.					
	Wheat.	Barley.	* Beljur and + Goojey.	Gram.	Tobacco, Opium, &c.	Pulse.	Cotton.	Sugar.	Indigo.	Rice.	Jowar. Bajra. Moth.
* Beljur, barley and gram mixed.											
† Goojey, wheat and barley mixed.											
Phuppoond.	9 10	10	13	1	1 16	5	1	1 25	7	1	
Beyla,	12 12	8	14	1	0 11	6	0	2 26	6	2	

7. Several minor streams traverse these pergunnahs. The chief one, the Rind, enters at the northern side of Beyla, and passing into Phuppoond, flows out on its eastern side into Cawnpoor. It is joined, in its course, by the Paorra Nulla and Ahneyea, both of which enter Beyla from the west.

There is a small stream called the Pandwa on the N. eastern extremity of Beyla. All these streams dry up early in the cold weather, except the Rind, which maintains its stagnant water until the hot season. They yield no benefit in their passage, but generally injure, by rendering unlevel the adjoining lands. The largest stream, the Seyngur, separates Phuppoond from Ooreya and attains a considerable size toward the further end of its course.

The ravines, into which the adjacent country is cut up, are inferior only to those of the Jumna, greatly impairing the adjoining lands of either pergunnah, and impeding the means of communication by wheeled vehicles.

8. The same classification of soil, as I have elsewhere described, has been adopted in these pergunnahs, viz. into Barah, Munjah, Burreh and Abee, to which a fourth, Jhabur, has been added. The subjoined table exhibits the several proportions of each.

Distinction of soil
into classes.

Table shewing the proportion per cent. of each class of soil.

Pergunnah.	Barah.	Munjah.	Burreh.	Abee.	Jhabur.
Phuppoond,.....	7	10	77	2	4
Beyla,.....	9	12	67	4	8

The villages of either pergunnah have further been distinguished into 3 classes, without reference to topographical position, and marked I, II and III in the statements 3.

9. There is little commerce carried on through Beyla and Phuppoond, nor any local manufactures that deserve notice. The chief market in the neighbourhood, is Ooreya; Phuppoond itself is the only town in that pergunnah, and has been fearfully depopulated by the famine. Its bazaar is small, the bulk of the inhabitants being Kayths and Musulmans who support themselves by service. In Beyla, Kooderkote, Rooroo Gunj, Sehor and Beyla, each contain very limited bazaars.

10. In Phuppoond, the proprietary classes are mainly, 1st. Kayths of Phuppoond, who are divided into two tribes. Oonaya and Sribostum. The former possessed many estates; among others, the talooka Gumnamon and half Dowlutpoor, but have, with few exceptions, become ruined, and lost them. The latter still own many villages; the chief of the tribe, Bahadur Singh, being proprietor of the talooka Dehgaon. 2nd. On the N. W. side, Rajpoots of the Bumnagore, and Chummurgore castes. 3rd. East and North, in the villages which belonged to the talooka of Jooa and Sehor, a mixed proprietary of Brahmins and Seyngur Rajpoots generally prevails. In Beyla, with exception of the talooka, Beyla, owned by Kuchwaha Rajpoots, and the villages about Kooderkote at the north-western extremity by Brahmins. The great mass of the proprietors of the soil are Seyngur Rajpoots. The head of this tribe is the Rajah of Rooroo, and the families residing in Bhickra and Koorsee bear respectively the honorary titles of Roy and Rawut. A few villages at the south-eastern and about Yacoobpoor, are owned by Gehlate Rajpoots.

The following statement exhibits the prevailing castes into which the population is divided.

CASTES.	PHUPPOOND.			BEYLA.		
	Agricul- tural.	Non- agricul- tural.	Total.	Agricul- tural.	Non- agricul- tural.	Total.
Brahmins,	5,154	1,416	6,570	6,352	2,354	8,706
Rajpoots,	2,513	315	2,828	7,113	617	7,730
Mahajuns,	519	606	1,165	1,001	1,574	2,575
Kayaths,	431	975	1,406	395	565	960
Kachees,	1,155	443	1,598	3,066	1,029	4,095
Chumars,	1,513	2,186	2,734	2,713	3,274	5,987
Hujjams,	416	526	942	506	1,046	1,552
Lohars,	303	238	541	254	390	644
Telees,	407	378	785	428	546	1,024
Lodhees,	1,653	606	2,259	2,530	809	3,339
Aheers,	2,074	558	2,632	3,753	836	4,589
Guddurrecas, ...	1,151	274	1,425	1,124	426	1,550
Bunnias,	437	1,644	1,481	351	1,773	2,124
Kuhars,	415	315	730	989	1,060	2,049
Musulmans,	177	1,637	1,814	362	617	979
Burhees,	221	279	500	466	512	978
Koombars,	209	208	417	525	756	1,281
Dhoomniahs,	88	290	378	102	537	639
Bhauts,	152	107	259	262	273	535
Fuckeers,	54	342	396	58	214	272
Sonars,	70	370	440	185	610	795
Korees,	150	1,168	1,318	126	1,071	1,197
Dhanooks,	295	641	936	291	991	1,285
Miscellaneous, ...	709	1,745	2,454	793	2,022	2,815
Total, ..	20,502	16,973	37,475	33,745	23,955	57,700

The people of these pergunnahs bear rather a bad character in matters of Police. Dacoities, especially in years of scarcity, used to be very prevalent. These offences, are, however, mostly confined to the lower castes, though, no doubt, connived at by the land-holders. Under a reduced pressure of revenue, it is to be hoped they will be less frequent.

11. The population of Phuppoond was found, by a census made in 1838-39, to amount to 37,475 souls; which, to an area of 206 square miles, gives a rate of 182 persons to the square mile. In Beyla, the population being 57,700, and the area 259 square miles, the rate per square mile is 223. It is probably below the real average.

12. The tenures of land are mostly zemindaree. Bhyacharah and putteedaree scarcely existing. But in consequence of the great extension of the talookdaree system, I found them generally in a very unsatisfactory and uncertain

state. In the large talookas, Rooroo and Sehor, and the minor ones of

In talookas, Rooroo and Sehor.

Jooa and Dowlutpoor, of which the Talookdar's title had been acquired by the state, the adjustment of the tenures added much to the labour of settlement. Regarding the first Rooroo, my sentiments and the result of my inquiries have already been laid before you, in my letter, No. 339, dated the 9th December last, and statement accompanying; and in conformity with the orders of the Board, No. 41, dated the 9th February last, communicated with yours, No 70, of date the 25th idem. The village communities have been admitted to engage as proprietors for 31 mouzahs of the talooka, and the remaining 30, which have been declared the property of the Rooroo Raj, have been leased in farm for a period of 15 years, subject to a talookdaree allowance, amounting to Rs. 4,249, for the benefit of the Rajah of Rooroo. Vide my letter, No. 123, dated the 17th August last.

Arrangements for the farmer.

13. The system pursued in adjusting the proprietary tenures in the talookas Sehor, Dowlutpoor, and Jooa, which were acquired by Government by purchase at auction sale for arrear of revenue, is the same as that prescribed for the villages of talooka Lubooa in Mynpooree and Dulcepnuggur, &c., of this district; and was expressly authorized by the Board's orders, No. 37, dated the 5th February 1841, viz.—Parties establishing a title have been recognized proprietors, upon making payment of the proportionate share of the arrear of the talooka. The remaining mouzahs to which no right has been admitted will, it is presumed, be brought to sale, and have been leased intermediately in farm for different periods according to their several conditions.

Ditto for the villages of Sehor.

The recovery of the talookdaree balance has been attended, especially, in pergunnah Beyla, with the greatest difficulty; and formed a great obstacle to my progress. This has mainly arisen from the great impoverishment of the classes now restored to property, but also in Beyla from the prevalence of the Seyngur tribe, and the consequent absence of that rivalry and competition which exists between opposite castes. My letter, No. 91, dated the 24th June last, has already explained the system pursued for the realization of this demand.

Recovery of the talookdaree balance from the village occupants.

In Phuppoond.
In Beyla, villages noticed against which there is much balance unpaid.

In Phuppoond, the whole amount has now been paid, with one exception, Badshahpoor Chouk, which has been recovered by transfer for 20 years to a stranger. In Beyla, there are still heavy sums due from the villages noted in the margin,* which I have not been able to realize by transfer,

* Subhud, Koorrea, Thoolpea, Dhoopeuray, Rutgaon, Singee, Seora, Jagoo-poor, Goora.

The arrangement made in each case, is detailed in the miscellaneous remarks to the village statements.

14. After disposing of all the claims set up by the village occupants in talookas Beyla and Dehgaon, 2 villages, Gylce Biswadaree settlements. and Siryanwan, were withdrawn from the former mehal and settled in biswadaree, subject to a talookdaree allowance of Rs. 18 per cent.; and from the latter, Dehgaon 4 villages, Duheenou, Bumpoorapoor, Puprupoor and Roorwa, at a talookdaree allowance of Rs. 15 per cent., upon the gross assets. Vide my letter, No. 348, dated the 31st December last.

15. In looking back at the former fiscal history of these pergunnahs, the only manner of arriving at any satisfactory conclusion, is by reviewing separately the two distinct talookas of Rooroo and Sehor; the smaller talookas and miscellaneous villages, of either pergunnah, can be treated together. 1st. *Rooroo*. From the first to the last settlement of this talooka, the assessment underwent considerable reduction. The first juma, when it included $34\frac{1}{2}$ mouzahs, being Rs. 54,668, and the fourth and last, including $35\frac{1}{2}$ mouzahs, Rs. 50,777,—when not wilfully mismanaged, the assessment was paid with ease. The nikasee collections were ascertained, when under kham management, to exceed Rs. 72,000, proving the pressure of the revenue not to be severe. The lengthened litigation under which this talooka changed hands, and finally was declared the property of the state, has formed the subject of so much previous correspondence, that it need not be here repeated. It was finally summarily settled in detail by the Collector in the beginning of 1246, F. S., at an aggregate juma of Rs. 53,154. The assessment stood well, and most of the villages were found in fair condition. 2nd. *Talooka Sehor*. The assessment of the 1st and 2d settlements was Rs. 1,45,251 of 158 mouzahs,

Sehor. 15 biswas, which was raised by the 3rd settlement to Rs. 1,59,251, and by the 4th, to Rs. 1,75,201. In 1233 and 1239, F. S., $8\frac{1}{2}$ mouzahs were withdrawn from the talooka under the proceedings of Regulation VII of 1822, bearing a juma of Rs. 12,899, by which the juma of the talooka was reduced to Rs. 1,62,301. It was finally brought to sale for an arrear of Rs. 55,991, on account of 1245, F. S., and purchased by Government for 10 rupees. While there is no doubt that the succeeding enhancements of revenue reduced the average profits of the zemindar below what is now regarded to be their fair amount, viz., one third; yet, on the other hand, it is clear that the profit enjoyed by Chundun Singh was very large. His ultimate ruin is attributable, partly to his having divided his large estate among connections, who enjoyed a large share of the profits, and failed him in the hour of need—and partly to his having by his own profuse expenditure—by the large increase suddenly

demande from him at the 4th settlement—and loss sustained in the bad seasons of 1241. F. S., and later years, become so inextricably involved as to compel him to forestal the rents of the coming year, to make good the revenue of the past. It is but justice to him, however, to state that his revenue was usually paid with great punctuality, and that, though his collections from the talooka were very large, they were managed with consummate skill, so that he was generally revered and respected by all, but his own tribe, who never could forgive his sudden rise to power and authority over them. From the best information that I could obtain, his family is now left in poor circumstances. The villages of the talooka were summarily assessed by the Collector late in 1246, F. S., at a russudee juma, aggregating in 1248 F. S., rupees 1,83,525. Several

* Bhonuckpoor, 1	Jusuwanpoor, 15	villages remained kham from the want
Khounpoor, "	Khoeyla, "	of a farming offer. Many of them
Kootulpoor, "	Kurheyee, "	broke down in 1217, in which year
Jeyubpoor, "	Gopalpoor, "	the balance was very heavy; and the
Mudhoopoor, 5	Saleypoor, "	more serious consequences that would
Bheanpoor, "	Ph. Bhowany, 20	have resulted from the enhanced de-
Kunnowtee, "	Guddunpoor, "	mand, on account of 1248, F. S.,
Muoneyee, "	Doarkapoor, "	were averted by the revision of settle-
Luckyamow, "	Mularajpoor, "	ment. But the chief over-assessment
Dhunpoor, 10	Khuzzeepoor, "	lay in the detached villages of Phup-
Moondce, "	Goojreepoor, "	poond, especially those settled under
Shah Alumpoor, "	Nugra (10 bs.)	Regulation VII 1822, viz. 26* in
Doondahon, "	Turf Rutantal, 26	Phuppoond and 4† in Beyla. The ex-
Bissailpoor, "		traordinary reductions in assessment
+ Hurchundpoor, 1	Duddoo Suraz, 0	
Julalpoor, 0	Burkussy, 4	

Exhibits statements of comparative assessments and of demands, receipts and balances of 3 pergunnahs united.

which have been necessary in many of these will not fail to be observed.

16. The subjoined statements shew the 1st, the comparative results of the succeeding settlements of both pergunnahs united, (a proportionate deduction being made for Chupta, a village of Sehor transferred to Ooreya), and the second, the demand, collections and balance for the past 20 years.

SETTLEMENT.	Average juma.	1st Sett.		2nd Sett.		3rd Sett.		4th Sett.		5th Sett.	
		Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
1st Settlement from 1210 to 1212, ...	4,12,814	0	0	0	0	0	0	0	0	0	0
2nd ditto from 1213 to 1215, ...	3,98,089	0	14,725	0	0	0	0	0	0	0	0
3rd ditto from 1216 to 1219, ...	4,35,682	22,868	0	37,593	0	0	0	0	0	0	0
4th ditto from 1223 to 1224, ...	4,46,587	33,773	0	48,498	0	10,905	0	0	0	0	0
5th ditto from 1225 to 1229, ...	4,47,802	34,988	0	49,713	0	12,120	0	1,215	0	0	0
Present juma, ...	4,52,339	39,525	0	54,250	0	16,657	0	5,752	0	4537	0

Statement of demand, collection, and balance for the last 20 years ending with 1246, F. S., of the 2 pergunnahs Beyla and Phuppoond together, exclusive of Chupta transferred to Ooreya.

Year.	Demand.	Collections.	Balance.
1228	443,174	443,174	"
1229	439,557	439,557	"
1230	446,008	446,008	"
1231	446,143	446,143	"
1232	446,370	446,370	"
1233	449,069	446,069	"
1234	449,651	449,651	"
1235	451,621	451,621	"
1236	451,621	451,621	"
1237	451,975	451,975	"
1238	452,264	452,264	"
1239	453,672	453,672	"
1240	453,672	453,672	"
1241	451,980	451,980	"
1242	452,240	452,240	"
1243	452,340	452,340	"
1244	452,340	387,534	64,806
1245	452,340	132,067	320,273
1246	452,340	346,981	105,359
1247	452,340	387,703	64,637
Average.	450,036	422,232	27,754

17. The condition of both pergunnahs, with exception of the villages of talookas Rooroo and Delgaon, (the Notices their condition when brought under settlement. flourishing state of which latter reflects great credit on the zemindar,) was, when they came under settlement, highly deplorable. The people were depressed and impoverished in the extreme, the villages generally in a lamentable state of desertion, and one-fifth of the cultivated area abandoned. This state of things is sufficiently accounted for in the detached villages, by the excessive rate of assessment, and the overwhelming severity of the famine. But the pressure of the revenue throughout talooka Selhor, having been less severe, it is necessary to explain: first, that under the talookdar's management, the agriculturists lived from hand to mouth, depending every year upon the tuccavee advances made by himself or his under farmers. Secondly, that in the famine year, in which the talooka was brought to the hammer, and those immediately preceding it, his own necessities, as well as the prospect of early deprivation, induced Chundun Singh to press his collections to the utmost; and lastly, that while the settlement of the Government demand on account of the succeeding year,

1246, was delayed until the season for cultivation was nearly gone by, the assessment imposed by the Collector was not sufficiently moderate. A comparison indeed, of the summary assessment for 1248, F. S., with the former juma, shews an increase of no less than 21,224 rupees.

18. The former juma of pergunnahs Phuppoond and Beyla, as now remodelled, may be stated at Rs. 2,20,415 and Rs. 2,31,924 respectively; giving an average rate per area of former juma. and average rate on malgoozaree area of Rs. 2-12-9 on the former and Rs. 2-9-3 on the latter. The proposed assessment, decrease of revenue, russudee reduction for the first year, Rate of proposed juma. and average malgoozaree area-rate are exhibited in the annexed statement.

PERGUN- NAH.	Juma of each year.					Reduction on the 1st year's juma.	Reduction on the kamil assessment.	Rate on malgoo- zaree area.
	1249.	1250.	1251.	1252.	1253.			
Phup- poond.	1,73,816	1,82,745	1,87,881	1,89,708	1,89,768	46,599	30,647	2 6 6
Beyla.	1,84,652	2,05,473	2,10,605	2,11,578	2,11,610	47,582	20,544	2 5 7

A more detailed comparison is afforded by the following statement.

DIVISION.	Former juma.	Kamil re- vised juma	Increase.	Decrease.
Talooka Sehor exclusive of the villages transferred to Ooreya, }	1,59,522	1,45,000	0	14,522
Rooroo,	50,777	48,291	0	2,486
Remaining villages of Bey- la and Phuppoond, }	2,42,040	2,08,087	0	33,953
Total,	4,52,339	4,01,378	0	50,961

19. It must be observed that the increase of assets obtained by the resumption of maafee is small, amounting in Phuppoond, to 238 acres of registered, and 2,600 acres of unregistered maafee, estimated to yield a revenue of Rs. 7,401; and, in Beyla, to 40 acres of registered, and 3,187 acres of unregistered lakhiraj, of which the estimated revenue is Rs. 7,579: total of the two, Rs. 14,980. The maafee land of either description, released by the settlement proceedings, is as follows:—

Maafee lands released by settlement proceedings.

<i>Pergunnah</i>	<i>Land released in Acres.</i>		
	Registered maafee not exceeding 10 beegahs.	Unregistered maafee released to village servants.	Total.
Phuppoond,	216	4,139	4,355
Beyla,	44	5,067	5,111

On the other hand, the increased liabilities from road fund and chowkeedaree are heavy. The former, in Phuppoond, amounts to Rs. 1,883, and, in Beyla, to Rs. 2,101. The chowkeedaree money payments, and rent of land assignments are, in Phuppoond, Rs. 8,891; and in Beyla, Rs. 7,204: total Rs. 16,095, of which two-thirds or Rs. 10,730 must be considered as a new impost, making, with the road fund, a total of Rs. 14,714, being Rs. $3\frac{1}{2}$ per cent. upon the total revised assessment.

20. The same rent-rates, with the exception of Jhabur, on which the Phuppoond rates are a little higher, were assumed for each class of villages of both pergunnahs, and are the following:—

CLASS.	Barah.		Munjah.		Burreh.		Lately abandoned.		Abee.	Jhabur.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
Phuppoond } 1st class,	9	0 6	0 6	6 4	8 4	8 3	0 3	6 2	4 3	2 10
Beyla. } 2nd do.,	5	4 3	8 3	10 2	18 2	10 1	12 2	0 1	5 2	2 7
Phuppoond } 3rd do.,	4	8 3	0 3	2 2	2 2	2 1	6 1	10 1	12	1 0
Beyla. } 3rd do.,	4	8 3	0 3	2 2	2 2	2 1	6 1	10 1	12	0 14

From which the revenue rates were reduced, by the usual subtraction of rupees $33\frac{1}{2}$ per cent. as in the annexed table.

CLASS.	Barah.		Munjah.		Burreh.		Lately abandoned.		Abee.	Jhabur.
	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
Phuppoond } 1st class,	6	0 4	0 4	4 3	0 3	0 2	0 2	4 1	8 2	1 12
Beyla. } 2nd do.,	5	4 3	8 3	10 2	8 2	10 1	12 2	0 1	5 2	1 10
Phuppoond } 3rd do.,	4	8 3	0 3	2 2	2 2	2 1	6 1	10 1	12	1 6
Beyla. } 3rd do.,	4	8 3	0 3	2 2	2 2	2 1	6 1	10 1	12	0 4
Phuppoond } 3rd do.,	4	8 3	0 3	2 2	2 2	2 1	6 1	10 1	12	0 0

In biswadaree settlements where the talookdaree allowance has been fixed at Rs. 18 per cent., the deduction from the rent rates is 43. When the former is 15 per cent., the deduction made is Rs. 40.

21. The settlement of Phuppoond came off on the 11th and 12th of November, and that of Beyla on the 30th of December, and the jumnas were generally accepted with readiness. Some time elapsed before they were finally completed, owing to the delay in the realization of the proportionate talookdaree area, and outstanding balances; and in several instances, I found reason to modify the assessment first fixed. In Phuppoond, one mouzah* has been farmed for recusancy, and one† under the provisions of section 4, Regulation II of 1826.

Settlement.

Farming settlements for recusancy for mismanagement.

* Toorkeepoor.

† Jugjuwunpoor.

22. The following table exhibits the kists into which the revenue has been divided.

PER-GUNNAH.	RUBBEE.			KHURREEF.		
	1st May.	1st June.	Total.	15th Novr.	15th Decr.	Total.
	As. P.	As. P.	As. P.	As. P.	As. P.	As. P.
Phuppoond,	4 0	3 11½	7 11½	4 0½	4 0	8 0½
Beyla, ...	4 0	4 0	8 0	4 0	4 0	8 0
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Phuppoond,	47,420	46,969	94,389	47,905	47,464	95,379
Beyla, ...	52,903	52,902	1,05,805	52,903	52,902	1,05,805

23. The khetbut tenure is of very frequent occurrence in these pergunnahs, having been found to exist in 50 mouzahs of Phuppoond and 70 of Beyla.

24. I proceed to notice the pergunnah Ooreya, and first its boundaries, which are, westward the Seyngur nuddee which divides it from Phuppoond, and part pergunnahs Mungulpoor and Secundra-Bilaspoor of zillah Cawnpoor. Its area is as follows:—

Proceeds to notice pergunnah Ooreya.

Boundaries.

Area.

AREA IN ACRES.

Total Area.	Minhay Barren.	Malgoozaree.				
		Cultivated.	Newly abandoned.	Total of the two.	Culturable waste.	Total.
1,49,555	50,975	83,729	12,184	95,913	2,667	98,580

No.	Uslee Mouzah.	No.	Dakhlee Mouzah.
1	Meye.	1	Nuzra Nazimpoor.
2	Seholee.	2	Kubrolee.
3	Qusba Bapurpoor.	3	Chuk Khaloan.
4	Beejulpoor.	4	Eckjhurra.
5	Atsoo.	5	Moyunuddanpoor.
6	Bowayn.	6	Khanpoor.
7	Ditto.	7	Purroa.
8	Dhunoopoer.	8	Gureebdostpoor.
9	Kasheepoor.	9	Ayma Kasheepoor.
10	Meynh.	10	Rungoon.
11	Mulgowan.	11	Dasahpoor.
12	Ayana.	12	Ismaelpoor.
13	Ditto.	13	Futehpoor.
14	Bullouwar.	14	Jeejulpoor.
15	Soorjunpoor.	15	Bijoollee.
16	Doorbaspoor Kalun.	16	Doorbespoor Khoord.
17	Suleyea.	17	Danoolpoor.
18	Sheykoopoor.	18	Zenepoor.
19	Amroota.	19	Paykpoor.
20	Ditto.	20	Gungrolee.
21	Ditto.	21	Nureepoor.
22	Ajunpoor.	22	Peepree.
23	Bumourpoor.	23	Jarrua.
24	Bhunseyn.	24	Adreyea.
25	Purheya.	25	Hashumpoor.
26	Punhur.	26	Heesapoor.
27	Churolee.	27	Newada.
28	Rampoer.	28	Rhodapoor.
29	Ditto.	29	Mohumudpoor.
30	Roorua.	30	Chundpoor.
31	Sahubad.	31	Aditpoor.
32	Buhadurpoor.	32	Angooteea.
33	Mahoolee.	33	Bijoollee.
34	Ditto.	34	Jogee Julalpoor.
35	Kodilpoor.	35	Shoumpoor.
36	Muhalulpoor.	36	Aslapoor.
37	Moonsookpoor.	37	Puttey Muhanund.
38	Nugra.	38	Nuda Khayra.
39	Ditto.	39	Humalpoor.
40	Kookoatra.	40	Koomreyea.
41	Bhukeypoor.	41	Shuzadpoor.
42	Qusba Shuzoonpoor.	42	Abadee Shuzoonpoor.

It contains one maafee - mouzah, Burreypoor, released by decrees of the Judge of Cawnpoor, and 284 khal-sa mouzahs which have been formed into 170 mehals. Besides this number many minute dakhilee mouzahs were, during the progress of the boundary demarcation, separately marked off, and were, in consequence, separately surveyed and mapped. They are enumerated in the margin,* and as their distinct assessment would only have increased the labor and detail of settlement, and added to the volume of papers without any corresponding benefit, I have again included them in the parent mouzahs, and treated the whole as one. A remark has, in every case, been appended to the village survey map, to prevent error.

25. In soil and general features, this pergunnah strongly resembles the *ghar* of Luckna. The land is productive, but generally light. It is of very inferior quality throughout the whole kurka or Jumna tract, on the one side; while a

Soil and general features.

marked inferiority, though neither so great, nor so general, pervades the villages situate on the opposite boundary bordering on the Seyngur. The best soil occupies the centre of the pergunnah, though sometimes found upon the Seyngur. There are no streams; very little oosur land, and a small proportion of the Jumna teer or kuchar. Irrigation is very limited, being only 18 per cent., and, having been carefully examined, may be depended upon. The villages in the centre, and along the north-east side, are best supplied with irrigation. In the kurka, the water is very scarce, and at a great depth from the surface. The deficiency of this invaluable element is the main bar to the prosperity of Ooreya.

26. The following table exhibits the percentage proportion of each description of crop. The sugar-cane grown in the villages on the western side, which is denominated Nukulputtee, (the centre being termed Shigoonpoor, and the eastern end Ooreya Khanpoor,) is noted for its superior saccharine qualities; but, generally, the inferior products prevail.

<i>Rubbee.</i>					<i>Khureef.</i>					
Wheat.	Barley.	Bejgur.	Gram.	Total.	Sugar.	Cotton.	Jowar.	Bajra.	Mote and Pulse.	Total.
3	3	18	21	45	1	14	16	22	2	55

27. The marked inferiority of the kurka villages compelled me to separate the tract, so named, from the rest of the pergunnah, which is denominated Batun. In each division, the villages have been distinguished into two classes, without reference to position, making in all four classes. In the statement 3, the degree of this Batun mouzah is indicated by the numbers 1 and 2, while the kurka villages are further marked with a K. The soil is classified into barah, munjah, burreh and abee: and in the kurka, also into kuchar and teer.

28. The only market of any size in the pergunnah, is the town of Ooreya. There are small markets also at Surroy Anuntroun, and Ajeetmull. No peculiar local manufactures demand notice. There is much traffic carried on along the high road from Cawnpoor and Secundra to Etawah, which passes through the length of this pergunnah.

29. The chief proprietary caste in Ooreya is that of Brahmins, of which there are two principal tribes, the Muha and Sunghin, distinguished by the appellation of Chowdrees. The former hold many villages in Nukulputtee and Shuzoonpoor, and the latter in Ooreya Khanpoor.

There are many Rajpoots, especially of the Seyngur tribe along the Jumna. The greater portion of the tract adjacent to that river is, however, owned by the Rajah of Bhurreyeh in pergunnah Janibrast, who is a Seyngur. The subjoined statement of the prevailing castes of the population has been prepared from a census made in 1838-1839.

Castes.	Number of Inhabitants.		Total.
	Agricultural.	Non-agricultural.	
Brahmins,	6336	2355	8691
Rajpoots,	3995	556	4551
Kayths,	435	261	696
Mahajuns,	793	1703	2496
Mussulmans,	314	1154	1468
Abeers,	1241	621	1862
Lothees,	1133	313	1446
Hujjams,	731	641	1372
Gudureeas,	641	306	947
Koomars,	209	263	472
Lohars,	166	250	416
Burhies,	194	324	518
Telees,	174	368	542
Korees,	71	845	916
Kuhars,	686	393	1079
Fakeers,	193	562	755
Dhánooks,	194	504	698
Chumars,	1439	2140	3579
Kachees,	1093	366	1459
Miscellaneous,	973	1624	2597
Total,	21,011	15,549	26,560

The area of the pergunnah being 234 square miles, there results a rate of 156 persons to the square mile.

General rate per square mile.

30. The zemindaree tenure prevails throughout Ooreya, with few Bhyacharah Puttedaree exceptions; and they were generally found in a more healthy and natural state than in other pergunnahs, which has rendered little interference necessary. Indeed the main labour in preparing the detailed papers, has been the deciding on the very numerous putteedaree claims that were brought forward. The only talooka is that, now termed Ayana, belonging to the Bhurreyh Rajah, One village* has, by the present proceedings, been withdrawn from the Rajah's management, and settled in biswadaree with the occupants, subject to a talookdaree allowance of Rupees 18 per cent. on the gross assets. For the rest, the Rajah has been admitted to engage as zemindar. In several of these, there exist proprietary Seyngur communities, but as they laid no claim to property, they have merely been recorded as cultivators. The 6 villages noted in the margin, and held in zemindaree by Rajah Muheeput Sah of Jugumunpoor in the adjoining Jaloun territory, deserve notice. These were first settled in zemindaree with the village occupants, at whose request, attested before the Collector, a mutation of names took place at the second settlement in favour of the Rajah, who has since held. Several of these original proprietors now reclaimed their villages, assigning various reasons for their former resignation of property, but their claims have been rejected. It must, though, be observed, that the villages are greatly neglected by the Rajah, who latterly has been a constant defaulter: and it is highly desirable to get rid of his title, by sale, in case of future default. The only mouzahs belonging to Government are Chupta and Poorwa Dohree acquired at the general auction sale of the Sehor talooka, which have been restored to the village occupants on payment of proportionate talookdaree balance; and Ghazeepoor separately purchased on account of Government, which, under the Board's orders, has been leased in farm for 5 years and reserved for future sale.

Tenures.
Zemindaree, Bhyacharah,
and Putteedaree

Their more natural and healthy condition.

*Kowardeypoor.

- *1 Johuka.
- 2 Burdolee.
- 3 Tezturpoor kulm.
- 4 Bhurtola.
- 5 Goonj.
- 6 Moreyna.

31. Ooreya, until the recent remodelling of the Etawah and adjoining districts, always was attached to the Cawnpoor zillah. Its fiscal history will be best exhibited by the following comparative table of assessments, and statement of demand, collections, and balance for the last 20 years.

Fiscal history.

SETTLEMENT.	Average mu.	1st Sett.		2nd Sett.		3rd Sett.		4th Sett.	
		Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.
1st Settlement, ...	2,04,523	0	0	0	0	0	0	0	0
2nd Ditto, ...	2,02,461	0	2,062	0	0	0	0	0	0
3rd Ditto, ...	2,08,307	3,784	0	5,846	0	0	0	0	0
4th Ditto, ...	2,08,220	3,697	0	5,759	0	0	87	0	0
5th Settlement extended to present term, }	2,08,695	4,172	0	6,234	0	388	0	475	0

Statement of Demand, Collection, and Balance.

Year.	Demand.	Collection.	Balance.
1228	2,02,441	2,02,191	250
1229	2,02,441	2,01,935	506
1230	2,02,441	2,02,191	250
1231	2,02,441	2,01,926	515
1232	2,02,441	2,01,945	496
1233	2,02,441	2,01,962	479
1234	2,02,441	2,02,191	250
1235	2,02,441	2,02,191	250
1236	2,02,441	2,02,191	250
1237	2,02,441	2,02,191	250
1238	2,02,441	2,02,191	250
1239	2,08,120	2,07,870	250
1240	2,07,970	2,07,770	200
1241	2,07,970	2,07,770	200
1242	2,07,970	2,07,770	200
1243	2,08,695	2,08,695	"
1244	2,08,695	2,07,566	1,129
1245	2,08,695	65,127	1,43,568
1246	2,08,695	1,81,922	26,773
1247	2,08,695	1,94,800	13,895
Average.	2,05,153	1,95,670	9,483

Its condition is better than that of most other pergunnahs, so much so, indeed, as to give rise to an impression among many of the native Revenue Officers, that the assessment admitted of increase. Careful inquiry satisfied me of the error of such opinion. The villages of the Butun were generally found to be in fair condition, and the pressure of the revenue moderate; but, throughout the kurka and wherever means of irriga-

tion were deficient, I found the villages so broken and the land-holders so impoverished as to render permanent reduction necessary.

32. The former juma of the pergunnahs, (including the proportionate share of revenue of Chupta and Poorwa-Dohree,) and rate on malgoozaree area are exhibited in the following statement contrasted with the revised assessment. The russudee abatement on it for the first few years and general reduction on former juma, with the malgoozaree area rate, are also indicated.

Former assess- ment.			Proposed Assessment.					Reduction on the 1st year of settlement.	Reduction on the kamil. juma.
Juma.	Rate on mal- goozaree area.	Juma of each year.					Rate on mal- goozaree area.		
		1249.	1250.	1251.	1252.	Kamil. 1253.			
208,605	2 1 5	184,343	190,750	193,381	194,223	194,253	1 15 6	24,352	14,442

33. The increase of assets obtained by the resumption of maafee land, is the following : of registered maafee 529 acres, of unregistered ditto 3,470 acres, total 3,999 acres, the estimated revenue of which, by the average pergunnah rate, is Rs. 7,774. The following table exhibits the lakhiraj released by the present settlement proceedings :—

LAND RELEASED IN ACRES.

Registered tenures not exceeding 10 beegahs each.	Unregistered tenures released to village servants.	Total.
50	3,291	3,341

On the other hand, the increase of liability from the new charges of road fund and police are not light, viz., road fund Rs. 1,929, and money payments and rent of land assignments to police Rs. 8,290, of which about two-thirds or Rs. 5,527 may be viewed as a new imposition, which, with the road fund, makes a total additional charge of Rs. 7,456, being about Rs. 4 per cent., on the revised juma.

Rent & revenue rates.

34. The following reentrates were assumed :—

Division	Class.	Barah.		Munjah.		Burreh.		Lately abandoned.		Kuchar.		Teer.	Abee.
		Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
Batun, ...	1st class, ..	8	7 6	0 6	0 4	8 4	5 3	3 3	3 2	7	"	"	3 15
	2nd Do. ...	6	12 5	4 5	4 3	12 3	12 3	10 2	10 1	14	"	"	3 0
Kurka, ...	1st Do. ...	6	0 4	8 4	8 3	0 3	6 2	7 2	7 1	12 5	4 2	10 5	4 3 0
	2nd Do. ...	5	4 4	2 4	2 3	0 2	10 1	0 1	8 0	12	4	8 1	2 3 4

From which, less subtraction of Rupees 33-5-4 per cent., the subjoined revenue rates were deduced.

Division.	Class.	Barah.		Munjah.		Burreh.		Lately abandoned.		Kuchar.		Teer.	Abee.
		Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.	Irrigated.	Unirrigated.		
Batun, ...	1st class, ...	5	10 4	0 4	0 3	0 2	14 2	2 2	2	1	10	"	3 10
	2nd Do. ...	4	8 3	8 1	8 2	8 2	8 1	12 1	12	1	4	"	3 0
Kurka, ...	1st Do. ...	4	0 3	0 3	0 2	4 2	4 1	10 1	10	1	3	8 1	2 3 0
	2nd Do. ...	3	8 2	12 2	12 2	0 1	12 1	0 1	0	0	8	3	0 1 8

35. The settlement of the pergunnah came off on the 26th January with two refusals in the cases of Amnowta and Malikpoor. In the former I saw grounds for further reduction, and the proprietors of the latter acceded to my terms. In no case, therefore, has it been necessary to farm a village for recusancy. The mehal, noted in the margin,* has been leased in farm under the provisions of section 4, Regulation II of 1826.

* Purkhotumpoor (10 biswas).

36. The distribution of the juma into the rubbee and khureef kists is exhibited in the following table:—

RUBBEE.			KHUREEF.		
1st May.	1st June.	Total.	15th Nov.	15th Dec.	Total.
As. P. 3 9	As. P. 3 11	As. P. 7 8	As. P. 4 1	As. P. 4 3	As. P. 8 4
Rupees. 45,674	Rupees. 48,104	Rupees. 93,778	Rupees. 49,023	Rupees. 51,452	Rupees. 100,475

Khetbut tenures.

37. The khetbut tenures have been found to exist only in 29 mouzabs of Ooreya.

38. I proceed to some general remarks applicable to the 3 per-
General remarks applicable to the pergunnah preparations of records. gunnahs. The preparations of the records of administration and liability of Phuppoond and Ooreya, were very ably conducted by Mirza Cullub Hossein Khan, the Deputy Collector, whose very valuable assistance I have on several occasions already acknowledged. He also superintended the completion of the papers of Beyla, which were conducted by Newazish Alea. The same system, as has been described in reporting the former settlements, was pursued for securing the payment of a sufficient police
Chowkeedarce arrangements. of which the details will be found in the appropriate statement.

39. The disposal of the outstanding balances received my early and
Outstanding balances. best attention, and has formed the subject of separate correspondence. Almost every item, that was proposed to be realized, has now been recovered. I have annexed a memorandum shewing how the arrears of each pergunnah have been disposed of.

40. I shall now conclude with a few observations on the general
Submits a general and comparative pergunnahwar table of the result of the revised settlement upon the whole district. result of the revised settlement of this district. The total loss of revenue, involved by the revision, amounts to Rs. 158,213. The average malgoozaree area rate upon the whole district being Rs. 2-1-11. The annexed table exhibits the former and future statistics of each pergunnah compared, in which a column has been introduced for the rate on cultivated land, including lately abandoned, being that by which I myself have been chiefly guided. I am least satisfied with my settlements of the pergunnahs Luckna and Dehly Jakhun, which were first done, and consequently in which the returns of area are the most imperfect; still, I think that they are sufficiently accurate to warrant any increase or decrease being made by a rate per cent., should any deviation from my terms of settlement be thought proper.

41. The reduction in assessment is not, I am assured, more than
General remarks on the reduction of assessment which is regarded to be a full one, and not likely to bear increase. necessary, which may be illustrated by the fact, that though anxious to make a moderate assessment in the first instance, I have often found reason to reduce the jummas which I first imposed, but have never desired to enhance them. I consider the district to be fully assessed, and that no increase can be looked for, unless, indeed, in the case of the total alteration of its capabilities by the introduction of canal irrigation. At the same time I can, with truth, affirm that I think the juma of each pergunnah to be moderate, and such as should be realized without difficulty. It is not impossible

that I may have erred in distributing the assessment in detail. If this is the case, it will not fail to shew itself, and after a few years experience, any errors of this nature, when fairly proved, should be brought to notice and rectified.

42. Much of the future prosperity of the district and the working the revised assessment must, however, depend

The future working of the settlement will greatly depend on the few next seasons proving favorable, and the care of the local officers.

upon the few next seasons, and upon the care and attention of the local officers. The agriculturists, throughout Etawah, are still in a highly impoverished condition, and a moderate assessment will fail to restore them to prosperity without they are blessed with average good harvests. It is to be hoped that care will be bestowed in the proper selection of tehsildars, as there can be no doubt that this district has suffered greatly from the inefficiency and dishonesty of the individuals and tehsildars who formerly held those offices, and of whom not one has now been retained. An early revision of the tehsildaree establishment is also much required. On this subject it will be my duty separately to address you.

Notices the realization of the revised assessment of 1248, in every pergunnah, with trifling exception in Ooreya.

43. By the last accounts received,* the revised assessment for the past year, 1248 F. S., had been realized from every pergunnah, with trifling exception in Ooreya, in which measures of severity appear to be called for.

ETAWAH, SETT. OFFICE,
Simlah, 19th September, 1841. }

I have, &c.,
M. R. GUBBINS,
Settlement Officer.

ABSTRACT.

1. Forwards records of settlement of the 3 unreported pergunnahs of zillah Etawah, Phuppoond, Beyla, and Ooreya.
2. Describes their position, notices their recent annexation to Etawah, and the pertaal examination.
3. States that Phuppoond and Beyla will first be noticed conjointly, and lastly Ooreya.
4. Describes their boundaries, number of mouzahs and mehals, and area.
5. Describes soil and general features--jhabur and flooded land, and irrigation.
6. Exhibits a statement shewing the proportion of each kind of crop per cent.
7. Notices the streams which traverse the pergunnah.
8. Ditto the distinction of soil and villages into classes.
9. Ditto the markets.
10. Ditto the prevailing castes of the proprietary classes and the ryots and their character.
11. Notices the general census and rate of population to the square mile.
12. Notices the tenures, especially in talookas Rooroo and Sehor, and the present arrangements for the former.
13. Notices the arrangements for the villages of talooka Sehor, the recovery of the talookdaree balance from the village occupants in Phuppoond, in Beyla—the balance in several villages of the latter pergunnah, and arrangement for the same.
14. Notices the biswadaree settlements made for villages formerly included in talookas.
15. The former fiscal history--1st, of Rooroo--2nd, Sehor--3rd, of the miscellaneous villages.
16. Exhibits statements of comparative assessments and of demands, receipts, and balance of the 2 pergunnahs united.
17. Notices their conditions when brought under settlement.
18. States former juma, rate on malgoozaree area, proposed juma, russudee abatement thereon, reduction on former assessment, and rate on malgoozaree area.
19. Notices the increase of assets by resumed maafee--the amount of maafee land released by the present settlement proceedings and the increased liabilities from road fund and chowkeedaree.
20. States the rent rates, and revenue rates of these pergunnahs which are the same, excepting of jhabur land.
21. Notices the settlement, and the single farming leases given for recusancy and under section IV Regulation II of 1826.

22. Furnishes statements of kists.
23. Notices the number of villages in which khetbut tenure was found to exist.
24. Proceeds to describe pergunnah Ooreya, its boundaries, area, number of mouzahs and mehals, the unnecessary distinction of dakhilee mouzahs introduced by the Revenue surveyor, now rejected.
25. Ditto the soil and general features.
26. Ditto the percentage proportion of products.
27. Ditto the distinction of soils and villages into classes.
28. Ditto the markets, manufactures, and traffic.
29. Notices the proprietary and ryotee castes, and furnishes a statement of them, and states the general rate of population per square acre.
30. Notices the tenures, zemindaree, bhyacharah—the more healthy and natural condition—the biswadaree settlement—the 6 villages of Rajah Muheput Sah of Jugumunpoor, and the disposal of villages the property of Government.
31. Ditto the former fiscal history which is exhibited in statements, present condition.
32. Ditto former juma and malgoozaree rate—proposed assessment and malgoozaree-rate—russudee abatement and reduction on former juma.
33. Notices the increased assets from resumed maafee—the released maafee and the increased liability from chowkeedaree and road fund.
34. States rent and revenue-rates.
35. Notices the settlement and the single instance of farm under section IV Regulation II of 1826.
36. Furnishes statement of kists.
37. Notices the khetbut tenure how far found to prevail.
38. Ditto the general system and superintendence of preparation of the detailed papers of management and the police provision.
39. Notices the disposal of all outstanding balances.
40. Submits a general statement shewing the comparative pergunnah-war results of the revised settlement on the whole district.
41. Remarks on the reduction of assessment and the little prospect of increase on the present assessment.
42. Ditto that the future working of the settlement will greatly depend upon the few next seasons, and attention on the part of local officers and tehsildars.
43. Notices the realization of the revised assessment of 1248, F. S., in every pergunnah with trifling exception in Ooreya.

M. R. GUBBINS,

Settlement Officer.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF CAWNPOOR.

CONTENTS.

PAGE.	PARA.
347	1. Reports completion of settlement.
„	2-7. Arrangement of report.
349	8. Extent and divisions of the district.
„	9. Situation and boundary.
„	10. Streams which intersect the district.
350	11. None navigable except the Seyngur.
„	12. Other streams not requiring notice.
„	13. District divided into northern and southern pergunnahs.
„	14. Pergunnahs composing the former.
„	15. Pergunnahs comprised in the latter.
„	16. Characteristics of the two divisions of country.
„	17. Diversity of soils.
„	18. Minor variations of country and soil.
351	19. Streams do not add to fertility.
„	20. Crops produced in the two divisions of country.
„	21. Proceeds to offer remarks on the former administration.
„	22. Prejudicial effects of former revenue administration, in dispossessing the ancient proprietary community.
„	23. Regulation I of 1821, applied as a remedy, and at first beneficial.
„	24. Intention of law, latterly lost sight of; bad effects resulting from its misapplication.
352	25. Mistakes of the subordinate special commission courts corrected on appeal, but much detriment done in the interim.
„	26. Judicial administration also destructive to tenures.
„	27. Zemindaree prevails over other forms of tenure.
353	28. Bhyacharah tenure prevalent where estates have escaped the effects of mal-administration.
„	29. Proprietary moquddumee tenures confined to Sheorajpoor.
„	30. Disorganization of putwaree establishment.

PAGE.	PARA.	
353	31.	Putwarees appointed and dismissed at the pleasure of the malgoozar.
„	32.	Regulations prescribing publicity of accounts and registry of putwarees, entirely neglected.
354	33.	Bad effects resulting to cultivators from neglect of rules, regarding putwarees and village accounts.
„	34.	Rent rates extravagantly high.
„	35.	Exemplified in the case of Russoolabad.
„	36.	Alteration in local beegah, used as a means of raising rent rates.
„	37.	Proceeds to notice a class of cultivators called Koormees.
„	38.	Famed for their industry.
355	39.	Where located.
„	40.	Dispossessed from their ancient possessions in Bhogneepoor.
„	41.	Their present position there.
„	42.	Their condition in Ghatunpoor and Bilhour.
„	43.	In Sheorajpoor.
„	44.	Detached colonies scattered all over the district.
356	45.	Effect of calamitous seasons.
„	46.	District very prosperous prior to 1241. F. S.
„	47.	Drought of 1241 F. S.
„	48.	Southern division liable to much greater suffering than pergunnahs along the Ganges.
„	49.	Effects of the drought of 1241 on the two divisions of country.
357	50.	District not recovered from losses of 1241, when visited with famine of 1245.
„	51.	Refers to report of that year for a description of the baneful effects of the latter calamity.
„	52.	Tables shewing loss of revenue resulting from drought.
„	53.	Improved appearance of the district at present.
„	54.	But still much deteriorated in rent rates on cultivation.
358	55.	Conclusion of part the first.
„	56.	The professional survey.
„	57.	Classification of soils intended by the Sudder Board of Revenue to have been made by revenue officers.
„	58.	Orders of the Sudder Board on that respect not attended to, and khusras incorrect.
„	59.	Blame does not, on that account, attach to survey officers.
359	60.	Probable reasons for leaving classification in the hands of the survey establishment.
„	61.	Abstracts of irrigation taken from the khusras as at first presented.
„	62.	Their incorrectness.
360	63.	Revisions of khusras necessary.
„	64.	Mode of conducting it.

PAGE.	PARA.
360	65. Time taken to complete revision and how performed.
"	66. Comparative table shewing difference in irrigation caused by revision.
361	67. Consideration of assessment.
"	68. Mode of testing assessment.
"	69. The existing rates.
"	70. Now easily employed as a test of assessment.
"	71. Revenue rates before settlement.
362	72. Higher than those of any neighbouring district.
363	73. Discrepancy in rates not accountable for by advantages of soil and situation.
"	74. Inference that assessment is high.
"	75. The state of the collections also tends to prove over-assessment.
364	76. The test not much to be relied on.
"	77. Since an excessive assessment may be collected without balances.
"	78. Wealthy land speculator ready to engage for the losing village.
"	79. Tendency of present transfer to facilitate the realization of the revenue.
365	80. The condition of the people as affected by the realization of the revenue.
"	81. Extensive transfers, a proof of over-assessment.
"	82. Transfers still enforced on a large scale, by means of sales, under decrees of civil court.
366	83. Transfers in Cawnpore more numerous and extensive than in any neighbouring district.
"	84. Circumstances of estates being purchased by wealthy individuals, not a proof of a fair assessment.
"	85. Conclusion derived from numerous transfers, that the assessment is not so light as to enable the ancient proprietors to manage their estates.
367	86. Assessment shewn to be excessive, by three tests laid down for guidance.
"	87. Tehsildars required to divide their pergunnahs into classes.
"	88. Proposed classification of the tehsildars, subjected to minute scrutiny.
"	89. Classification of the tehsildars correct, where known or marked variations of country existed ; but often erroneous, where such distinctions were wanting.
368	90. Russoolabad given as an example.
"	91. How increase or decrease, in each pergunnah was determined.
"	92. How jummas of individual mehals were determined.
369	93. Financial result.
"	94. Table showing alteration in assessment by settlement.
"	95. Explains that land thrown out of cultivation by famine is included in cultivation.

PAGE.	PARA.	
369	96.	Equalization of assessment.
"	97.	How far successful shown, by bringing together similar tracts of country.
372	98-101.	Explanatory remarks.
375	102.	Third class Bilhour omitted from above classification.
"	103.	Effect of new settlement on Koormee villages.
376	104.	Tendency of present system of settlement, to relieve the industrious and highly taxed portion of community.
"	105.	Liberal reduction allowed the Koormee villages.
"	106.	Greater part of maafee previously disposed of.
"	107.	System of assessment adopted with regard to maafee.
377	108.	Reasons for light assessment in assessing maafee.
"	109.	Maafee assessed at lower rates than khalsah land.
"	110.	Table shewing the assessment on resumed maafee in each pergunnah.
"	111.	Record of holdings and liabilities.
378	112.	Importance of that document.
"	113.	Putwarree establishment revised.
"	114.	Disposition on the part of the malgoozars to evade the law.
"	115.	High rent rates.
"	116.	Reduction.
379	117.	Effects of the famine in causing rent rates to fall.
"	118.	Pergunnah boundaries altered with the view of rendering them co-extensive and compact.
"	119.	Old divisions retained in report, but statements correspond with new arrangements.
"	120.	Table shewing the area and assessment of the district as constituted by new arrangements.
"	121.	Proceeds to offer remarks on future administration.
380	122.	Enumerates measures whence improvement is expected.
"	123.	Contrasts present and former systems of settlement.
381	124.	Advantages of the alteration of instalments.
"	125.	And of the record of holdings and liabilities.
"	126.	Cases in which execution had been carried into effect, not again agitated.
382	127.	Importance of maintaining and observing record of tenures.
"	128.	System, and not individuals, blamed.
"	129.	Combined with the proposed new enactment, authorizing sales of component puttees.
"	130.	Evils arising from minute sub-divisions of land.
383	131.	Similar evils not experienced in other countries subject to the same custom.
"	132.	Supposed reasons why the result is different here.
"	"	Record of liabilities and proposed law, expected in a great measure to remedy the evil.

PAGE.	PARA.
384	134. Importance of harmony between civil courts and revenue records necessary.
"	135. Anticipations, as to the future, liable to be frustrated by a recurrence of droughts.
"	136. Errors committed on occasion of last famine.
"	137. Labor not efficiently superintended.
385	138. Nor remissions sufficiently early made known.
"	139. Latter mistake how to be rectified.
"	140. No danger of loss of revenue from measure proposed.
"	141. Malgoozars generally not backward in paying the revenue.
386	142. Conclusion.

PERGUNNAH SECUNDA.

387	1. Reports completion of the settlement of pergunnah Secundra.
"	2. Situation and boundaries.
"	3. Resembles what pergunnahs.
"	4. Deteriorated condition of the villages adjoining the Jumna, and Seyngurh Nuddee.
"	5. Uncommon fertility of the centre villages.
388	6. Cession to the Rajah, and increase of assessments.
"	7. Severity of the Rajah's administration.
"	8. The Rajah mortgages the greater part of his jageer.
389	9. Rights of the village proprietors infringed and in what instances restored.
"	10. Necessity of a light assessment.
"	11. Notices the professional survey and field measurement.
"	12. Necessity of a large reduction proved by a comparison with adjacent pergunnahs.
"	13. Difficulty of obtaining data for the discovery of a reasonable demand.
"	14. Applies the rates of Ooreya and Bhogneepoor to the area of Secundra.
391	15. Assessment of Secundra ought not much to exceed one lac of rupees.
"	16. Division of the pergunnah into three classes.
"	17. Deduced rates and new juma of the <i>first class</i> .
"	18. Remarks on the soil of this class ; necessity of the assessment being lighter than that of Deyrapoor.
"	19. <i>Second class</i> ; irrigated and unirrigated lands assessed at one rate.
"	20. Applies the rates of several similar classes.
392	21. Uncommon severity of the settlement of 1213 F. S.

PAGE.	PARA.
392	22. Rates adopted and the amount at which the assessment is fixed.
„	23. <i>Third Class</i> ; character of its soil and barrenness.
„	24. Revenue rates and their result on the assessment.
„	25. Contrasts the new assessment of the pergunnah with that of 1213 and 1247.
393	26. New juma satisfactory when compared with that of Bhognee-poor and Ooreya.
„	27. Maafee lands how assessed.
„	28. Financial result of the settlement.
394	29. Registered maafee lands how assessed.
„	30. Temporary reductions granted to such estates as still labour under the effects of the late famine.
„	31. Supplemental papers and records.

REPORT
ON THE
SETTLEMENT OF THE DISTRICT
OF
CAWNPOOR.

No. I.

To R. LOWTHER, Esq.,

Commissioner,

ALLAHABAD.

SIR,

I have the honor to report the completion of the settlement of
Reports completion of set- Cawnpoor, and to submit statements Nos. II,
tlement. III and IV.

Arrangement of report. 2. The report is arranged as follows :—

The first part, which relates to the past history and present condi-
Part 1st. tion of the district, contains remarks on :—

- Section I. Extent and situation of the district.
„ II. Rivers and streams.
„ III. Variations of country and soil.
„ IV. Produce.
„ V. Past administration.
„ VI. Tenures.
„ VII. Putwarees.
„ VIII. Cultivators.
„ IX. Koormees.
„ X. Calamitous seasons.
„ XI. Present condition of the district.

3. The second part, which has reference to the present settlement,
Part 2nd. comprises notices of :—

- Section XII. The survey.
„ XIII. Khusrabs.
„ XIV. Pertal.
„ XV. Existing assessment.

- Section XVI. Mode of determining and distributing assessment.
 „ XVII. New assessment.
 „ XVIII. Equalization of assessment.
 „ XIX. Progressive or rissuddee leases.
 „ XX. Effect of new assessment on Koormee villages.
 „ XXI. Resumed maafee.
 „ XXII. Record of holdings and liabilities.
 „ XXIII. Police.
 „ XXIV. Revision of the putwaree establishment.
 „ XXV. Rentals.
 „ XXVI. Adjustment of pergunnah boundaries.

4. The third part, which refers to the future administration of the
 Part 3rd. district, offers remarks on :—

Section XXVII. Future operation of the revenue system.

„ XXVIII. Possibility of a recurrence of seasons of drought.

5. Appendix A details the grounds for assessment of each per-
 Appendix A. gunnah in the following order :—

1. Jajmhow.
2. Suleympoor.
3. Bithoor.
4. Sarh.
5. Ghatumpoor.
6. Bhogneepoor.
7. Deyrapoor.
8. Akburpoor.
9. Rusoolabad.
10. Sheolee.
11. Sheorajpoor.
12. Bilhour.

6. Appendix B is composed of a report on the moquddumee
 Appendix B. tenures in Sheorajpoor, submitted on the 22nd August last.

7. Appendix C contains certain reports, as underneath detailed,
 Appendix C. selected as illustrative of the bad consequences resulting
 from the want of any record holdings and liabilities, *viz.*

Reports dated the 24th April, Nos. 97 and 431, of the 4th October
 1840, regarding mouzah Buchna.

Report dated the 27th August, No. 60, regarding partition of mou-
 zah Bara Khass.

Reports dated the 2nd of October, Nos. 70 and No. 1, of the 2nd
 January, regarding Suleympoor, Pecrajore Muzra Roorwa.

A supplementary report will be submitted on the settlement of the
 Secundra jagcer.

PART I.

SECTION 1.

Extent and Situation of the District.

Extent and Divisions of the district. 8. The district of Cawnpoor, as at present constituted, comprises the following pergunnahs :

PERGUNNAH.	JUMA.
1. Jajmhow,	2,49,153
2. Suleympoor,	92,098
3. Bithoor,	2,68,526
4. Sarh,	1,64,017
5. Ghatumpoor,	2,36,023
6. Bhogneepoor,	2,28,879
7. Akburpoor,	2,23,822
8. Deyrapoor,	1,51,941
9. Rusoolabad,	2,28,499
10. Sheelee,	60,051
11. Sheorajpoor,	56,125
12. Bilhour,	2,17,619

9. It is bounded on the west, by pergunnahs Kunouj and Thuttea, zillah Furruckabad—and pergunnah Ooreya, zillah Etawah ; on the north, by the Ganges ; on the south, by the Jumna ; and on the east, by pergunnah Korah, zillah Futtehpoor.

SECTION 2.

Rivers and Streams.

10. In addition to the Ganges and Jumna, which form the northern and southern boundaries, the following small streams which intersect the district, intersect, or touch the district.

The Eesun, which crosses the western extremity of Bilhour, and joins the Ganges, near the town which gives name to the pergunnah.

The Pandoo, which traverses, from west to east, Rusoolabad, Sheelee, Bithoor, Jajmhow, and Sarh.

The Rind, which takes a course parallel to the Pandoo, intersecting Rusoolabad and Akburpoor, and forming the southern boundary of Jajmhow and Sarh, which it separates from Akburpoor and Ghatumpoor : and

The Seyngur, which passing through Deyrapoor and Bhogneepoor, falls into the Jumna below Moosanuggur,

11. None of these last four streams are navigable except the Seyn-
 None navigable except gur; and the Jumna being close at hand, it is
 the Seyngur. little used for traffic.

12. There are several other small streams, or rather beds of streams,
 in the district, which have water during a part of
 Other streams not requiring notice. the year; but the above are all which, from their
 importance, require notice.

SECTION 3.

Variations of Country.

13. The district may be separated into two great divisions of coun-
 District divided into try, viz., the northern and southern, or the pergun-
 northern and southern nahs adjoining the Ganges, and those on the
 pergunnahs. Jumna.

14. The former comprises Bilhour, Rusoolabad, Sheorajpoor,
 Pergunnahs composing Sheelee, Bithoor, Jajmhow, the greater parts of
 the former. Akburpoor and Sarh, the Mungulpoor division of
 Deirapoor, and a small portion of Ghatumpoor.

15. The latter is composed of Bhogneepoor, Deyrapoor proper, and
 Pergunnahs comprised in the southern portions of Akburpoor, Sarh and
 the latter. Ghatumpoor.

16. Of these two divisions, the northern is by far the most produc-
 Characteristics of the two tive. The water is there within 15 and 20 feet of
 divisions of country. the surface, and irrigation is abundant; but as we
 recede from the Ganges and approach the Jumna,
 the distance of the water increases, until we find it in Bhogneepoor lying
 so low as 60 and 70 feet. Here few or no wells are to be seen, and the
 produce is entirely dependant upon rain.

17. The soils differ much in the above two divisions of country. In
 Diversity of soils. the inland pergunnahs and those along the Gan-
 ges, the soil resembles that of the more fertile per-
 gunnahs of Furruckabad and the western Doab; but as we approach the
 Jumna, the soil begins to partake of the black loam of Bundelkhund, and
 is of a consistency which retains the moisture longer than the lighter
 soils in the northern pergunnahs.

18. There are several minor variations of country and soil, such as
 Minor variations of coun- the koor meat, or bhoor tract of country, lying
 try and soil. between the Ganges and Eesun nuddee in Bilhour;
 the juwar or rice lands, in the southern part of
 the same pergunnah, and also in Rusoolabad and Sheelee; and the
 kuchar, a low lying land in the terai of the Ganges and Jumna: all of
 which will be fully noticed in the pergunnah remarks in appendix A.

19. The streams enumerated in para. 8, do not add to the fertility of the country along their banks; on the contrary, with the exception of the valley of the Eesun nuddee under Bilhour, where good sugarcane is produced, their course is invariably marked by tracts of light bhoor land, much inferior in soil to the inland villages.

Streams do not add to fertility.

SECTION 4.

Produce.

20. In the northern pergunnahs, all the more valuable crops, with the exception of sugar cane—which is confined to the Eesun valley and the low lands in Bithoor—are extensively grown.

Crops produced in the two divisions of country.

Before the failure of the large speculators, indigo was much cultivated, and it is again reviving. Cotton is produced all over the district, but chiefly in the southern pergunnahs, where the black loamy soil is particularly adapted to its culture.

21. Before proceeding to notice the tenures and condition of the agricultural community, it is necessary to offer a few remarks on what has materially affected both, *viz.*, the former administration of the district.

Proceeds to offer remarks on the former administration.

SECTION 5.

Past Administration.

22. No district has, perhaps, suffered so much from bad administration as Cawnpoor. At one time the dishonesty and unchecked fraud of a grasping amlah, threatened to dispossess the whole proprietary community, and to vest the land occupancy of the district in their own relatives and proteges.

Prejudicial effects of former revenue administration, in dispossessing the ancient proprietary community.

23. To check and cure this evil, Regulation I of 1821 was enacted, and at the commencement it remedied great and glaring injustice.

Reg. I of 1821, applied as a remedy, and at first beneficial.

24. But in the lapse of time, the local administrators of that law, losing sight apparently of the original intent of the enactment, admitted and decided almost every sort of suit regarding land; and thus, before its abolition, the regulation, instead of being a means of restoring recently and fraudulently usurped rights, had, under the wide interpretation of the local special courts, become

Intention of law, and latterly lost sight of, and bad effects resulting from its misapplication.

an instrument of disturbance to tenures, which, however weak originally, ought, in respect to their antiquity, to have been considered sacred.

25. It is true that in many cases, the special appeal courts rectified the mistaken decisions of their subordinates; but in the meantime, traces of the ancient holdings and sub-divisions were effaced. In every instance there was a long account of mesne profits, involving endless litigations to be adjusted; and altogether the rapid and sweeping changes caused, in the first instance, by revenue fraud and incompetency, and subsequently by the operations of the local special courts, engendered a feeling of insecurity in all land tenures, which has had a most prejudicial effect on the interests of the district.

Mistakes of the subordinate special commission courts corrected on appeal, but much detriment done in the interim.

26. The revenue authorities and special courts, however, must not bear the whole blame of the confusion of the tenures in this district. Incalculable injustice here and elsewhere, has sprung from the loose system which obtains in the civil courts, of deciding regarding landed rights, without first ascertaining whether the existence of the thing sued for be compatible with the constitution and tenures of the estate; and of ordering the sale of rights, without defining what the rights sold consist of. It is to this system that must be ascribed those anomalous decrees and sales which no ingenuity can execute; and which give the decree holder or purchaser—if a poor man—nothing; and if a rich and powerful man, an amount of his neighbour's property, limited only by the extent of his own wealth and power. In this district, until the present time, a decree against the individuals, whose names were entered in the Government engagements, or a sale of their rights, appears, as a matter of course, to have been considered as giving the decree holder or purchaser a right to the whole mehal; although there may have been twenty sharers besides the lumberdars, whose rights ought, in no way, to have been affected by the decree or sale.

Judicial administration also destructive to tenures.

SECTION 6.

Tenures.

27. From what has just been said, it might be expected that the zemindaree, or the most recent description of tenure, would be found to prevail greatly over the putteedaree and bhyacharah, which are the results of long undisturbed possession in one family.

Zemindaree prevails over other forms of tenure.

28. In the estates where possession has not been disturbed by the forementioned causes, the bhyacharah, or that species of putteedaree which borders on it, prevails; and the tenures are evidently of great antiquity. These estates are chiefly on the Jumna, and probably escaped, because the poverty of the soil and unfavourable situation did not attract the rapacity of the revenue amlah.

29. The proprietary moquddumee tenure is found, to any extent, only in Sheorajpoor. Many years ago the rights of the industrious proprietary community in that fine pergunnah were invaded; but fortunately their cause was taken up and defended in 1818 by officers who perceived the true nature of what were called moquddumee rights: and the village institutions in Sheorajpoor have been upheld in a state of purity, which is rare in the Cawnpoor district.

SECTION 7.

Putwarees.

30. One of the many evils which have resulted from the general disturbance of possessions and laxity of revenue administration, and which have acted most prejudicially on the interests of the cultivators, is the utter disorganization into which the putwaree establishment has been suffered to fall.

31. Taught by past experience to look upon their tenures as precarious, and to apprehend dispossession and adjustment of accounts, with refund of mesne profits, every malgoozar for the time being, made it his particular study to conceal the rental of his estate; and, as a matter of course, every new malgoozar, in taking possession, removed the old village accountant, and appointed a servant of his own to the office, without the slightest reference to the orders of the revenue authorities, or the rights of the incumbent.

32. The regulations prescribing the production of village accounts and registry of putwarees have, until within the last four years, been entirely neglected; and no documents for reference in summary suits existed, except those which the temporary servant of the malgoozar, himself a party in the case, pleased to submit or fabricate.

SECTION 8.

Cultivators.

33. The bad effects which might be expected to result to the cultivating classes, from the frequent changes of managers, and the dependent state of the village accountants, have been fully experienced.

Bad effects resulting to cultivators from neglect of rules, regarding putwarees and village accounts.

34. Unusually high as the revenue rates are, the rent rates were out of all proportion excessive. So high were the latter in some parts of the district, and particularly in the western pergunnahs, which suffered most severely from the famine that, taking the lowest assessed estates, I was unable to find rent rates sufficiently moderate to enable me to deduce therefrom revenue rates, which would afford that relief which the miserable condition of the people demanded, or which would equalize the assessment with that of neighbouring districts.

Rent rates extravagantly high.

35. In Rusoolabad, for instance, where the revenue rates fell so high as 3-10-4 cul. 2-10-7 mal., and where I allowed a reduction of 20,000 rupees; a deduction of one-third, as malgoozaree profit from the average gross rental of five years previous to the famine, as carefully calculated by the tehsildar, would have left an increase on the old juma of rupees 40,000: and I am assured that the rental of 1244 F., was 50 per cent. in excess of the Government demand; a fact which, if correct, fully accounts for the fearful ravages, which the calamity of the following year caused in the pergunnah in question.

Exemplified in the case of Rusoolabad.

36. In some parts of the district, the alteration of the local beegah appears to have been made use of as a means of oppressing the cultivators. For instance, in Bilhour and Rusoolabad, where the local beegah is one-third less than that in use in the other pergunnahs, the rent rates are up to, if not above, the standard of the district; from which it may be inferred that the local beegah in the pergunnahs in question, had been diminished without any corresponding abatement in the rent rates.

Alteration in local beegah, used as a means of raising rent rates.

37. Of all the cultivating classes the most industrious are—

Proceeds to notice a class of cultivators called Koormees.

SECTION 9.

The Koormees.

38. The Koormees, of Cawnpoor, in industry and agricultural skill, rival; if they do not surpass, the Jats of the western Dooab; and, like the latter, their labour has been taxed to the very verge of endurance.

Famed for their industry.

39. The Koormee tribes are located chiefly in Bhogneepoor, the 3rd class estates of Ghatumpoor, the Koormeat or 2nd class of Bilhour, the jageer of Secundra, and in Sheorajpoo.

40. In Bhogneepoor, they at one time possessed extensive zemindarees; but the destructive influence of the Dispossessed from their ancient possessions in Bhogneepoor. revenue amlah, at an early period of our rule, dispossessed them, in favour of a local Canoongoe, named Isree Singh, who, continuing to act in the spirit of grasping injustice, which enabled him to acquire their possessions, took advantage of the quiet and unresisting disposition of the Koormees, to raise their rents beyond what even their industry could cause the soil to yield.

41. The Special commission court has dispossessed Isree Singh of his ill-gotten possessions; and from being a wealthy zemindar, holding estates which yielded Their present position there. annually a lac of rupees of revenue, he is reduced to beggary: but the unfortunate Koormees, impoverished by his exactions, have never recovered their position in Bhogneepoor, and their ancient zemindarees have passed into the hands of strangers. Still, in their capacity of cultivators, we find the Koormees of Bhogneepoor, labouring with the same persevering and successful industry which marked them as proprietors; and amidst the accumulated evils of high assessment, calamitous seasons, and a soil incapable of irrigation, preserving the estates wherein they are located in a state of cultivation, equal to that of the most favoured villages in the district.

42. In the third class Ghatumpoor, and the Koormeat of Bilhour, the Koormees have been more fortunate in retaining their ancient possessions; and even in Their condition in Ghatumpoor and Bilhour. Secundra, under the management of the jageerdar, they have been treated with less injustice than their brethren in Bhogneepoor experienced in the early part of our rule.

43. In all the above localities, the Koormees have had to contend against natural and artificial disadvantages; and it is to the pergunnah of Sheorajpoo, In Sheorajpoo. where they have been protected in their rights, and have had a fertile soil to work on, that we must look, if we desire to see the high state of productiveness, to which these meritorious cultivators are capable of bringing the soil.

44. The above four districts of country are the strong holds of the Koormees; but detached colonies are to be found scattered all over the district: and in Detached colonies scattered all over the district.

every instance their villages, before this settlement, could be at once

* Statement of assessment and rates of mouzah Koormee.						
Village.	Former juma.	Rates of former juma.		New juma.	Rates of new juma	
		cul.	mal.		cul.	mal.
Kurome, ...	2,462	6 0 4	5 12 11	1,906	4 9 10	4 7 3

detected in the statements by the enormous heavy rate of assessment. The noted village of Kurome

in Sheolee, which takes its name from these cultivators, affords a striking* example of the value which their industry confers upon an estate.

SECTION 10.

Calamitous seasons.

45. I shall only very briefly notice the late calamities of season, which have had so baneful an effect on the district.

Proceeds to notice effect of calamitous seasons.

46. For some years previously to 1241 F., the district had been more prosperous than at any former era of our Government. The seasons had been particularly favourable; the more notoriously over-assessed mehals had been relieved; the unsettled feeling, caused by the general disturbance of proprietary rights, had begun to subside and, under an improved system of administration, the revenue was collected with considerable regularity.

District very prosperous prior to 1241 F.

47. In 1241, the province of Bundelkhund was visited with a severe drought and famine, the effects of which were partially felt all over the Cawnpoor district, and very severely in the southern division.

Drought of 1241 F.

48. The prosperity of the Jumna pergunnahs is, in a great measure, dependant on the cotton crop. Where the rains are abundant, the produce of that crop alone secures the revenue, and leaves a handsome profit; but when the quantity of rain requisite to bring the khureef to maturity does not fall, the people, having no wells whereby to raise a rubbee harvest, are involved in distress—to a degree which is never experienced in those parts of the country, which have the benefit of artificial irrigation.

Southern division liable to much greater suffering than pergunnahs along the Ganges.

49. In 1241 F., the khureef crop was a total failure all over the district. In the irrigated pergunnahs along the Ganges, the rubbee harvest was plentiful, and the revenue was paid without much difficulty. But in Bhogneepoor and the Jumna district, both crops utterly failed;

Effects of the drought of 1241 on the two divisions of country.

and in exacting the Government demand, it is to be feared that all the profits which the poor people had for years past accumulated, were forced into the Government treasury.

50. The district had not recovered from the losses of 1241 F., when it was visited by the much more severe affliction of the drought of 1245 F.

51. I will not here revert to the details of that awful calamity. The miseries endured, and the means taken to relieve them, have been fully narrated in the reports of that year; a reference to which will show, that nowhere were the effects of that disastrous year more severely felt, than in the southern and western pergunnahs of this district.

52. The following table shows the yearly deficiency, or loss of revenue, which has resulted from the late famines.

Year F.	Juma.	Collections.	Deficiency.
1245	21,75,858	11,57,219	10,18,639
1246	21,77,733	17,36,426	4,41,307
1247	21,89,658	19,24,360	2,65,298

SECTION 11.

Present Condition of the District.

53. The present flourishing appearance of the district, must excite the wonder of all who witnessed the utter state of ruin to which it was reduced in 1837-38. With the exception of Bhogneepoor, and the southern portions of Deyrapoor and Ghatumpoor, there is scarcely anywhere a perceptible decrease of cultivation; and it is from the number of unroofed and ruined houses alone, that a stranger could suppose that the country had so recently been visited by one of the most awful calamities on record.

54. It must not be inferred, however, from the restored appearance of the country, that the district has regained its former prosperity. There has been a general and extensive reduction of rent rates, and the cultivation is still much below the former standard; although from the land abandoned being at a distance from the villages, the eye of a casual observer is not struck by the change. The cultivators of the out-field

who were thrust out, as it were, by a dense population, now finding room, have returned to the better lands of the in-field; leaving the poor soils in the exterior to lie waste, or be cultivated by non-resident cultivators at rates two-third below what the same land formerly yielded: and in several pergunnahs, the hamlets or off-shoots of the old village, which owed their existence to a superabundant population, have entirely disappeared.

55. Having thus briefly noticed those points relating to the past history of the district, which appeared more particularly to require remark, I shall now proceed to narrate the proceedings of the present settlement.

Conclusion of Part the first.

PART II.

56. The first step in the present settlement demanding notice is,—

SECTION 12.

The Professional Survey.

The professional survey was commenced by Lieut. Abbott, in October 1838; and in October 1839, that zealous and indefatigable officer had completed and made over all his maps, area, books and khusrahs to my office. To prove that Lieut. Abbott did not allow the rapidity of his progress to interfere with the efficiency of his work, I may mention that about one-third of the original khusrahs were rejected, and the lands re-measured.

SECTION 13.

Classification of Soils and Irrigation.

57. The Sudder Board of Revenue have particularly enjoined that the classification of soils and entries of irrigation should not be left to the survey establishment; and ordered that tehsildars, or officers of equal respectability and local experience, should, under the settlement officer, superintend, and be responsible for that part of the duty.

Classification of soils intended by the Sudder Board of Revenue to have been made by revenue officers.

58. Unfortunately these instructions were not adhered to; and the consequence of the deviation has been, that the khusrahs, when first given in, were exceedingly erroneous in regard to soils and irrigation.

Orders of the Sudder Board on that respect not attended to, and khusrahs incorrect.

59. The officers in charge of the survey cannot be blamed for these errors. The scientific survey gives them a ready and infallible test, whereby to discover and correct errors in the measurement—and that test was rigorously employed; but with regard to the more minute details of

Blame does not, on that account, attach to survey officers.

soils and irrigation, they must, in a great measure, be dependant on the subordinate establishment; and it was with a knowledge of that dependence, and with the view to guard against inaccuracies, which were expected to arise therefrom, that the superior revenue authorities expressly directed that the settlement officer should himself superintend the entries of the khusrah districts.

60. I am not aware of the reasons which induced my predecessor, Mr. J. Muir, to leave the duty of testing the khusrahs solely to the survey department; but, as the proposed jummas of that officer in Bilhour were founded on a classification of villages, and deduction of revenue rates on the *cultivation* alone, it is probable that he did not attach the same importance to the details of the khusrahs, as those officers do, who make the soils and irrigation the ground-work of their assessment.

61. The following table shows the abstracts of irrigation from the khusrahs, as they were at first presented, a glance at which will satisfy any one conversant with settlement matters of its inaccuracy; since it is quite impossible that land, possessing so low a percentage of irrigation, could yield such high revenue rates.

Pergunnah.	Percentage of Irrigation.	Rates of assessment.					
		Cultivation.			Malgoozar.		
Suleympoor, ...	41	3	9	6	3	5	6
Jajmhow ...	38	3	8	5	3	4	0
Bithoor,	37	3	5	7	2	15	0
Bhogneepoor, ...	6	2	7	6	1	15	4
Sheolee, ...	34	4	1	0	3	0	6
Sarh, ...	24	2	15	9	2	10	11
Rusoolabad, ...	50	3	10	7	2	10	7
Bilhour, ...	44	3	9	7	2	8	1
Akburpoor, ...	34	3	1	3	2	7	4
Deyrapoor, ...	22	2	15	2	2	6	5
Ghatumpoor, ...	8	2	9	11	2	3	3

62. In the distant pergunnahs, such as Bilhour and Rusoolabad, which had suffered from the famine, a low percentage of irrigation was not surprising, since half the old cultivated area was out of cultivation when the survey was made: but when I came to the rich and prosperous pergunnahs of Jajmhow and Bithoor, where every field is studded with wells, and found only 37 per cent., or little more than $\frac{1}{3}$ of irrigation, it was perfectly clear that the estimates were incorrect; and on testing a few villages, I found that the khusrahs were nearly 50 per cent.

SECTION 14.

Pertal or Revisions of Khusrabs.

Revisions of khusrabs necessary.

63. The only remedy for this, was a general pertal, or revision of the khusrabs.

64. The pertal was conducted in the manner suggested in para. 69 of the Sudder Board's printed circular.

Mode of conducting it.

The fields requiring revision were first marked off, and the requisite establishment entertained. Every pergunnah was divided into 15 or 20 small divisions, each containing from 5 to 20 estates, according to the size of the mehals, and a distinct officer was appointed to each division. The pergunnah was then again divided into 4 or 6 larger divisions; each of which was intrusted to a canoongoe, peshkar, or officer holding a permanent appointment, who was held accountable for the correctness of the work of the subordinate officers within his circle. The tehsildar, who was for the time relieved from all other duties, was held responsible for the whole; and lastly, the result was tested by myself and the Deputy Collectors.

65. By thus fixing a certain responsibility from the lowest to the highest, and entertaining a sufficiently large establishment to conduct the revision simultaneously in every pergunnah, the pertal of the whole district was completed within four months from the commencement. In only one pergunnah, Sarh, was there any suspicion of collusion with the zemindars. In fact, the work was carried on with such rapidity, and the supervision was so strict, that the pertalling ameens had not time, or opportunity, however strong their inclination might be, to arrange any extensive system of bribery and connivance.

Comparative table showing difference in irrigation caused by revision.

66. The following table shows the difference in irrigation, caused by the pertal in some of the pergunnahs.

Pergunnah.	Per centage of irrigation before pertal.	Per centage of irrigation after pertal.	Increased by pertal.
Bilhour,	44	63	19
Rusoolabad,	50	69	19
Sheolee,	42	70	28
Akburpoor,	34	63	29
Bithoor,	37	70	33
Jajmhow,	38	76	38
Suleympoor,	41	70	29
Sarh,	25	51	26

SECTION 15.

Existing Assessment—Reasons for considering it high.

67. The revision of khusrahs being completed, and correct statements of irrigated and unirrigated areas obtained, the consideration of the assessment commenced.

Consideration of assessment.

68. In coming to a conclusion as to the necessity of a reduction, or propriety of an increase of revenue, the following are the three points which seem particularly worthy of consideration. *First*, the existing revenue rates. *Secondly*, the regularity of the collections. *Thirdly*, the means employed in realizing the demand, and the condition of the people as affected by the realization of the revenue. I shall proceed to consider these in succession.

Mode of testing assessment.

69. *First. THE EXISTING RATES.* This is a test which, before the present settlement, never was employed—(probably because there never before was a land measurement which could be depended on); and yet of all tests it may be said to be the least fallible. If we find two districts of country, nearly similar in soil, situation, facilities of irrigation and habits of people, widely differing in the revenue rates, there can be but one inference, *viz.*, that one is too highly assessed, or that the other is too lowly assessed.

The existing rates.

70. At the commencement of the present settlement, when the opportunities of reference were confined to one or two districts, it might require considerable research and deliberation to determine, whether the assessment of highly rated tracts of country ought to be reduced, or that of the lowly rated enhanced. But, at the present advanced period of the settlement—when we have the inquiries and experience of those who preceded us for our guidance; and when a reference can be made to the rates of similar tracts of country already settled, to assist in determining those of the district or division under consideration—the testing the assessment by general rates, has become comparatively so simple, that no officer, possessing a general knowledge of the topography of the country, and having the command of a reference to the settlements which have been completed in neighbouring or similar districts, can well err.

Now easily employed as a test of assessment.

71. The following are the revenue rates of this district, as they stood before settlement.

Revenue rates before settlement.

Pergunnah.	Rates.					
	cul.			mal.		
Suleympoor,	3	9	6	3	5	6
Jajmhow,	3	8	5	3	4	0
Bitthoor,	3	5	7	2	15	0
Sheorajpoo,	3	2	8	2	10	6
Sheolee,	4	1	0	3	0	6
Billhour,	3	9	7	2	8	1
Rusoolabad,	3	10	7	2	10	7
Sarb,	2	15	9	2	10	11
Akburpoo,	3	1	3	2	7	4
Deyrapoor,	2	15	2	2	6	5
Ghatumpoor,	2	9	11	2	3	3
Bhogneepoor,	2	7	6	1	15	4

72. I believe that no district in the north western provinces can show an equal extent of country, paying such high revenue rates, as the first seven pergunnahs in the above list.

Higher than those of any neighbouring district.

The following tables show the highest rates yielded by the best pergunnahs in zillahs Futtehpoo, Allygurh and Allahabad; the average of which falls far below that of the pergunnahs of this district just named.

Zillah Futtehpoo.

Pergunnah.	Rates.					
	cul.			mal.		
Tuppeh Jar,	3	2	10	2	12	8
Bindkee,	3	1	11	2	11	8
Koota Goneer,	3	0	3	2	6	11
Hutgaon,	2	15	10	2	4	7
Huswah,	2	13	10	2	5	4
Aya Sah,	2	13	10	2	7	1

Zillah Allahabad.

Pergunnah.	Rates.					
	cul.			mal.		
Kewai,	2	15	4	2	9	10
Secundra,	2	9	0	2	2	8
Soram,	2	9	3	2	3	4
Arail,	2	4	0	1	13	10
Atherbun,	2	4	9	2	0	7
Chail,	1	13	0	1	10	5

Zillah Allygurh.

Pergunnah.	Rates.					
	cul.			mal.		
Hatrass,	2	13	0	2	9	9
Goorye,	2	9	4	2	8	6
Moorsan,	2	9	6	2	6	4
Coel,	2	4	0	2	3	1
Talooka Hussun,	2	6	7	2	3	6
Hussungurh,	2	7	2	2	6	5

I have not got the rates of the immediately adjoining districts of Furuckabad and Etawah, or of Mynpooree; but I know that they afford a still greater contrast than those of the districts given.

73. One reason, which may be adduced to explain the unusually high rates of Cawnpoor, is the ready demand for agricultural produce, caused by the large military cantonment. This is an advantage certainly; but one, which it would be very unsafe to take into account in fixing the assessment for a prolonged term, since various contingencies may, at any time, cause the transfer of the troops to other parts of the country. In permanent advantages, such as soil and facilities of irrigation, which alone can be depended on, this district is decidedly inferior to the richer pergunnahs in the western Dooab, the rates of which are far below those of Cawnpoor. It is true that, before the famine, Cawnpoor probably possessed a more dense cultivating population, and that, in consequence, the demand for land was greater, and rent rates higher than in the western districts; but in seasons of scarcity, a dense agricultural population is the reverse of an advantage; and the ravages of 1838 have pretty nearly equalized this part of the country in that respect.

74. There are, therefore, no local or permanent advantages on the part of Cawnpoor, sufficient to account for its very high revenue rates, as contrasted with those of similar districts; and the fair conclusion to be drawn from this test is, that the present assessment of the district is severe.

75. *Secondly.* THE REGULARITY OF THE COLLECTIONS. This test also bears out the opinion that the existing assessment is severe. The revenue remitted and suspended, since the acquisition of the district by our Government, amounts to rupees 20,26,000, giving an annual average deficiency of about 56,000 rupees.

76. Of the above sum, however, one-half may be assumed as losses from calamitous seasons; and I must observe, that of the three tests laid down for my guidance this under consideration is by far the least to be depended on.

77. For it is well known, that an excessive revenue demand may be long exacted without any deficiency; and in this district, there were more than usual facilities of preventing the high assessment from showing itself in the shape of balances, in consequence of much capital amassed by banking, and trade having become invested in land; and there being always on the spot, a set of wealthy land speculators and refugees from Oude, who were ever ready to accommodate the local authorities, by undertaking the management of the losing mehals; and who found their advantage in the protection afforded to them, and the good things thrown in their way by these authorities, in return for such service.

78. I have only to mention the names of Dewan Nasir Ally, Sobhan Ally Khan, Imambuksh, and Tajooddeen Hussain, to recall to the recollection of those acquainted with the history of the district, a few of the parties to whom I allude: and I beg to refer to mouzahs (see below*) Neora Keyra, Jurha, and Ibrahimpoor Rows in Bilhour, as examples of the convenient use, to which such persons can be turned in supporting a high assessment. I could also quote instances to prove that the sweets were mingled with the bitter, and that a profitable village, not unfrequently, fell to the lot of those obliging speculators on the principle of mutual accommodation.

79. In fact, the very evils of our past administration, and the unjust transfers which destroyed private rights, have materially tended to facilitate the realization of the revenue; by breaking down those strong compact proprietary communities, which, by their well sustained opposition to revenue exaction, form, in other parts of the country, one of the strong-

Statement of assessment and rates of mouzahs Neora Keyra, Jurha, and Ibrahimpoor Rows.

Names of villages.	Former assessment.	Rates of former assessment.		New assessment.	Rates of new assessment.	
		cul.	mal.		cul.	mal.
* Neora Keyra,	500	71 6 10	3 12 2	226	32 4 7	1 11 2
Jurha,	525	25 0 0	3 12 0	373	17 12 2	2 10 7
Ibrahimpoor Rows, ...	1,662	6 2 10	4 0 5	900	3 2 6	2 1 7

est barriers against a severe taxation : and although, in the gross, there has been, as shown above, a large deficiency of revenue ; yet for several years in succession, when the district has been under the management of officers, who made the most of the means at their command, the revenue has been collected with a regularity, which, without taking into consideration the means used in realizing the demand, would not induce the supposition that the assessment was excessive. I now pass to my third test.

80. *Thirdly.* THE MEANS EMPLOYED IN REALIZING THE REVENUE, AND THE CONDITION OF THE PEOPLE AS AFFECTED THEREBY. I place much more reliance on this test, than on the preceding.

The condition of the people, as affected by the realization of the revenue.

81. In the first part of this report, I have noticed the disgraceful proceedings, which gave rise to the enactment of Regulation I of 1821 : granting, what cannot be denied, that native fraud and European incompetency, in a great measure, influenced the proceedings, which drew down that enactment ; yet it must also, I think, be admitted that, without an unfair degree of taxation, the extensive transfers which then took place, could scarcely have been effected : in many cases, no doubt, sales were enforced irregularly ; in many more, harshly and hastily ; but still in every case there was some balance, or pretext of a balance : and in a moderately assessed district, surely the malgoozars, seeing that the revenue authorities were ready to seize on the slightest grounds for a sale, would, by prompt payments, have prevented even a pretext for the sweeping transfers which took place previous to 1821 ; and which, if unchecked would, in a few years longer, have annihilated all the ancient tenures in the district.

Extensive transfers, a proof of over-assessment.

82. Of late years, a milder and more just system of revenue administration has prevented the frequent occurrence of revenue sales ; but it must not, therefore, be inferred, that land tenures have become permanent : not a month passes without a long list of sales being held by order of the civil court ; almost all of which, being in satisfaction of decrees for advances made by the village mahajuns to the zemindars, to enable the latter to fulfil their engagements with the Government, are, in fact, revenue sales in another shape. Neither has the abolition of revenue sales had the effect intended by the Sudder Board, of protecting collateral rights ; for these, as mentioned in para. 26, continue to be sacrificed, under the sales of the civil court, to nearly the same extent, as they formerly suffered from the revenue process.

Transfers still enforced on a large scale, by means of sales under decrees of civil court.

83. In no district that I am acquainted with, has there been such a rapid and extensive change of land property, as in Cawnpoor. A few wealthy Mahomedans and resident Hindoo bankers, have possessed themselves of one-third of the district; and the fact, that land yielding 1,37,000 rupees has been sold under decrees of the civil court, within the last 5 years, shows that the tendency to change has not ceased. In short, could I present an exact statement of all the transfers, springing from the Government demand, which have taken place in Cawnpoor, under the British Government, I believe that it would show, that at least three-fourths of the landed property of the district have changed owners within the last thirty years.

84. It may be objected that the investment of the capital of monied men in landed property, is a proof that the assessment cannot be severe; but the objection has not much weight. The persons who have extensively acquired lands, are either resident Mahomedans, who have amassed large fortunes in the service of our Government, and that of Oude; or Hindoo bankers of Cawnpoor. To the former, precluded by their religion from banking and usurious dealings, land naturally presents itself as the only safe investment for their capital; and the convenience of having the property near their homes, counterbalances the disadvantages of a high assessment.

The latter have no desire to acquire land, and avoid the purchase thereof whenever they can; but tempted by the enormous interest, which their difficulties compel the proprietors to offer on loans—and deceived by the apparent security afforded by the land itself—they are induced to make advances; until the land becoming involved beyond its value, they have ultimately only the option of taking the property in lieu of their claim, or of foregoing every thing.

85. But I do not mean to argue, that all the estates recently acquired by monied proprietors, are losing ones. Several, I know, were originally profitable; and many more have been made so, by the capital and skill of the present possessors. All I mean to urge is, that the malgozaree profits were not sufficient to enable the ancient proprietors of the soil to fulfil their engagements, and retain their possessions; and that had it not been for the fortuitous circumstances which caused the investment of foreign capital in land, a reduction of assessment would, long ere this, have been forced upon the Government.

86. I have thus shown that by the three tests, which I proposed to lay down for my guidance; or, at all events, by the two more important of the three, that the existing assessment was found to be high in the aggregate. To ascertain where it pressed, and what amount of relief was necessary, required a much more minute and laborious process of inquiry; and I shall now proceed to explain on what principle that inquiry was conducted.

SECTION 16.

Mode of determining and distributing the Assessment.

87. *First.* The tehsildars were called upon to divide their pergunnahs into so many classes, as there were known or marked variations of soil and country; or to state if no such variations existed. In making out those divisions, the tehsildars were not allowed arbitrarily to form a class from detached villages, which would have afforded an opening for much favor and fraud; but were compelled to mark off distinctly, in the pergunnah map, the limits of each class, and to explain the supposed causes of the variations of value.

88. On receiving the reports of the tehsildars, the proposed classes were subjected to minute inquiry and various tests. If the result showed that the tehsildars' higher classes possessed a greater extent of irrigation, and larger proportion of the better crops than the lower; and if these advantages were not counterbalanced by disadvantages of situation, or habits of the cultivators then the division of the tehsildar was confirmed. But if the result was different, the tehsildars' proceedings were cancelled, and a fresh classification was made; or the pergunnah was thrown into one class, as might appear proper from the *data* before me.

89. In many pergunnahs, the classes were at once pointed out by old and known denominations of country. Thus the *bhoor* and *jawur kesmut* of Bilhour, and the *kuchar dehat* of Bithoor, spoke for themselves. Whenever also a stream, or tract of elevated land, or visible local variation marked the changes of country, the classifications of the tehsildar were found to be correct. But where they attempted to divide the pergunnahs into classes, without such distinctive marks for their guidance, they generally fell into error.

90. In Rusoolabad, for instance, it was found, in analyzing the tehsildar's classes, that his third or lowest class was better irrigated and higher cultivated than his second, and his second than his first. The cause of this inverse classification was obvious. The soils and irrigation of the three classes were much the same; but the revenue rates of the tehsildar's third and second classes being out of all proportion high, as compared with his first; and the lower classes having consequently suffered much more from over-assessment than the higher; the tehsildar had classed them according to their present condition, overlooking the fact that their condition was affected by the assessment, and not by any variations of soil, or situation. Here, of course, no division of classes was required; all that was necessary, being to bring the second and third classes to an equality with the first, and to reduce the whole.

Rusoolabad given as an example.

91. *Secondly.* Having determined the classification, the next step was to fix the amount of increase or decrease on each class. In determining this, the regularity of the collections, the condition of the people, the fertility of soil, the situation of the villages, the extent of irrigation, the proportion of valuable produce, and the habits of the cultivators were all taken into consideration; and the existing rates were carefully and extensively compared with those of similar classes in Cawnpoor, and similar pergunnahs in other districts; nor were the opinions and estimates of the local native officers disregarded, when reliance could be placed on their intelligence, local information and integrity.

How increase or decrease, in each pergunnah was determined.

92. *Thirdly.* Having made up my mind as to the amount of reduction or increase proper to be allowed, or demanded on each class, the third step was to deduce, from the rent rates of a few fairly assessed mehals in each class, the revenue rate per acre on irrigated and unirrigated land which should form the basis of the new juma of each village. If the revenue rates so deduced, gave a gross assessment agreeing, or nearly agreeing with the demand, which, on the data mentioned in the preceding para., I had previously determined on these, the deduced rates were adhered to. But if, as not unfrequently happened, in consequence of the very high rent rates prevalent in this district, the lowest rent rates were not sufficiently moderate to enable me to deduce therefrom fair revenue rates; then I discarded the rent rates entirely, and fixed my revenue rates with reference to those which had been found applicable in similar divisions of this, or the neighbouring districts.

How jummas of individual mehals were determined.

93. The above will serve as a brief exposition of the mode of determining and distributing the assessment. For an exemplification of the working out of the system, I must refer to the appendix A; and I shall now proceed to show the financial result of the settlement.

Proceeds to show financial result.

SECTION 17.

Financial result of Settlement.

94. The annexed table* shows the alterations caused by the new settlement in the assessment and rates, according to the existing pergunnah divisions.

Table showing alteration in assessment by settlement.

Total decrease,	Rs. 1,57,839.
Gain on resumed maafec,	„ 49,467.
Remaining decrease,	„ 1,08,392.

95. I must explain that in the calculations contained in the preceding table, and throughout the statements, the land laid waste by the drought of 1838 is included in the cultivation. This was necessary, in order to preserve uniformity between the eastern and western pergunnahs, and to admit of comparison with other districts.

Explains that land thrown out of cultivation by famine is included in cultivation.

SECTION 18.

Effects of the Settlement in equalizing Assessment.

96. One of the principal objects of the present settlement, is to equalize the assessment.

Equalization of assessment.

97. How far that object has been obtained, will be best seen by bringing together those classes, which, as shown in Part III, resemble each other in soil, irrigation, situation, and habits of the people, in the following manner.

How far successful shown, by bringing together similar tracts of country.

A. First Class of Villages in the immediate vicinity of Cawnpoor.

Pergunnah. I.	Class. II.	Former assessment. III.	Rates of former assessment. IV.		Per centage of irrigation. V.
			Cul.	Mal.	
Jajmhow,	1st.	1,94,727	3 10 4	3 5 11	76
Suleympoor,	1st.	72,980	3 9 1	3 5 1	71
Bithoor,	1st.	1,25,206	3 5 11	2 15 4	72

* See next page.

Pergunnah.	Area without maafee.		Per centage of irrigation.	Rates of former juma.		New juma on Khalsah.	Difference between columns 5 & 8		Juma on resumed maafee.	Total new juma.	Difference between columns 5 & 12		Total area including resumed maafee.		Rates of new juma including maafee.										
	Cultivated.	Malgoozaraee.		Former juma.	Cultivated.		Malgoozaraee.	Increase.			Decrease.	Cultivated.	Malgoozaraee.	Increase.	Decrease.										
Suleympoor, ...	25,614	27,518	70	92,038	3	9	6	3	5	6	85,042	"	7,066	2,749	87,791	"	4,307	27,336	20,299	3	5	4	2	15	11
Jajmhow, ...	70,682	76,687	76	2,49,153	8	8	5	3	4	0	2,34,648	"	14,505	5,109	2,39,757	"	9,396	74,386	80,423	3	3	7	2	15	8
Bithoor, ...	78,691	69,733	70	2,63,526	3	5	7	2	15	0	2,60,948	"	2,578	6,719	2,67,667	4,741	"	83,491	94,586	3	3	5	2	18	3
Sheorajpoot, ...	20,534	24,472	77	56,125	3	2	8	2	10	6	53,836	211	"	1,948	56,384	2,159	"	21,661	55,552	3	1	11	2	10	1
Sheolee, ...	17,004	22,792	70	69,051	4	1	0	3	0	6	57,202	"	11,849	7,22	57,924	"	11,127	17,624	23,421	3	4	7	2	7	7
Sarh, ...	54,929	61,115	51	1,64,017	2	15	9	2	10	11	1,54,648	"	9,869	3,797	1,53,445	"	5,572	57,999	64,354	2	11	8	2	7	6
Rusoolabad, ...	62,434	85,776	69	2,28,499	3	10	7	2	10	7	2,06,493	"	22,006	2,969	2,09,462	"	19,037	64,949	83,366	3	3	7	2	5	11
Bilhour, ...	60,418	86,843	63	2,17,619	3	9	7	2	8	1	1,97,240	"	20,379	3,243	2,00,483	"	17,186	62,768	89,205	3	3	1	2	4	"
Akburpoot, ...	72,725	90,885	63	2,23,822	3	1	3	2	7	4	2,08,834	"	14,988	4,788	2,13,622	"	10,200	76,340	94,842	2	12	9	2	4	"
Deyrapoor, ...	51,510	62,096	41	1,51,941	2	15	2	2	6	5	1,40,007	"	11,834	2,583	1,42,599	"	9,351	53,547	65,168	2	10	7	2	3	"
Ghatampur, ...	89,942	1,07,093	46	2,36,023	2	10	0	2	3	3	2,21,203	"	14,320	9,067	2,30,270	"	5,753	95,842	1,13,706	2	6	6	2	5	"
Bhogneepoor, ...	92,675	1,17,322	9	2,28,879	2	7	6	1	15	4	2,00,293	"	28,586	5,773	2,06,066	"	22,313	97,420	1,22,808	2	1	10	1	10	10

Pergunnah. I.	New assess- ment with- out maafee. VI.	Difference between columns III. and VI.		Rates of new assessment.			
		Increase.	Decrease.	Cul.	Mal.		
Jajmhow,	1,82,363	"	12,364	3 6 8	3 2 6		
Suleympoor,	63,223	"	3,752	3 6 2	3 2 4		
Bithoor,	1,27,764	2,558	"	3 7 0	3 0 4		

There are no such variations in the new rates of the above classes as to require any explanation.

B. Second Class of Villages in the immediate vicinity of Cawnpoor.

Pergunnah. I.	Class. II.	Former assessment. III.	Rates of former assessment. IV.		Per centage of irrigation. V.
			Cul.	Mal.	
Jajmhow,	2ND.	54,426	3 2 4	2 13 11	75
Sarh,	1ST.	1,02,042	3 4 7	3 0 2	64
Suleympoor,	2ND.	19,112	3 11 3	3 7 3	61
Bithoor,	2ND.	1,04,814	3 7 4	3 1 0	65
Ditto,	3RD.	34,006	2 15 9	2 8 7	Kuchar.

Pergunnah. I.	New assess- ment with- out maafee. VI.	Difference between columns III. and VI.		Rates of new assessment.			
		Inc.	Dec.	Cul.	Mal.		
Jajmhow,	52,385	"	2,141	3 0 5	2 12 2		
Sarh,	97,257	"	4,785	3 2 1	2 13 11		
Suleympoor,	15,814	"	3,304	3 1 0	2 13 8		
Bithoor,	96,321	"	7,993	3 3 2	2 13 3		
Ditto,	36,863	"	2,857	3 3 9	2 12 0		

There is an apparent discrepancy here, the second class of Jajmhow resembling, in point of irrigation, the classes composing division A, instead of that in which it is included; for an explanation of which I beg to refer to para 6, of the appendix A.

C. First Class of Villages in the interior, northern and inland.

Pergunnah. I.	Class. II.	Former assessment. III.	Rates of former assessment IV.			Per centage of irrigation.
			Cul.	Mal.		
Sheorajpoor, ...	1st.	56,125	3 2 8	2 10 6		77
Sheolee, ...	1st.	69,051	4 1 0	3 0 6		70
Bilhour, ...	1st.	92,038	3 13 8	3 10 5		72
Rusoolabad, ...	1st.	2,23,499	3 10 7	2 10 7		69
Akburpoor, ...	1st.	1,17,779	3 5 8	2 9 9		68
Deyrapoor, ...	1st.	58,699	3 0 5	2 7 8		70
Ghatumpoor, ...	1st.	97,783	2 13 3	2 7 3		56

Pergunnah. I.	New assess- ment with- out maafee. VI.	Difference between columns III. and VI.		Rates of new assessment.		
		Increase.	Decrease.	Cul.	Mal.	
Sheorajpoor, ...	56,336	211		3 2 10	2 10 8	
Sheolee, ...	57,202	..	11,849	3 5 10	2 8 2	
Bilhour, ...	84,209	..	7,829	3 8 1	2 6 10	
Rusoolabad, ...	2,06,493	..	22,006	3 4 1	2 6 6	
Akburpoor, ...	1,07,670	..	10,109	3 1 1	2 6 2	
Deyrapoor, ...	58,143	..	556	3 0 0	2 7 4	
Ghatumpoor, ...	93,312	..	4,471	2 11 2	2 5 5	

98. The variations in the new rates of the above classes are sufficiently explained, by the variations in soil and irrigation. The irrigation of Sheorajpoor, the highest rated, exceeds, by 21 per cent., that of 1st class Ghatumpoor, which is the lowest rated. In assessing all the tracts contained in division C, it will be seen, by referring to the appendix, para. 65, that 1st class Deyrapoor, the assessment of which, it will be observed, has undergone little, or no alteration, was made the standard of approximation.

D. Second Class of Villages, in the interior, northern and inland.

Pergunnah. I.	Class. II.	Former as- essment. III.	Rates of former assessment. IV.			Per centage of irrigation. V.
			Mal.	Cul.		
Bilhour, ...	2ND.	74,117	3 6 0	2 9 8		57
Akburpoor, ...	2ND.	1,06,043	2 13 1	2 5 0		57
Deyrapoor, ...	2ND.	38,016	3 0 4	2 8 4		46

Pergunnah. I.	New assess- ment with- out maafec. VI.	Difference between columns III. and VI.		Rates of new assessment.			
		Increase.	Decrease.	Cul.	Mal.		
Bilhour, ...	67,814	"	6,303	3 1 4	2 6 1		
Akburpoor, ...	1,01,164	"	4,879	2 11 0	2 3 4		
Deyrapoor, ...	34,190	"	3,825	2 11 6	2 4 4		

99. The rates of 2nd class Bilhour, are still comparatively somewhat high. This arises from that tract which is named the Koormeeat, being colonized by Koormees, *vide* para. 108, of appendix A.

E. *First Class of Villages in the interior, southern or Jumna division.*

Pergunnah. I.	Class. II.	Former as- sessment. III.	Rates of former assessment. IV.		Per centage of irrigation. V.
			Cul.	Mal.	
Sarh, ...	2ND.	61,975	2 9 6	3 4 5	33
Ghatumpoor, ...	2ND.	39,504	2 7 4	1 15 0	42
Ditto, ...	3RD.	34,919	2 14 1	2 5 8	35
Ditto, ...	4TH.	59,817	2 5 1	1 15 6	Kuchar.

Pergunnah. I.	New assess- ment with- out maafec. VI.	Difference between columns III. and VI.		Rates of new assessment.			
		Increase.	Decrease.	Cul.	Mal.		
Sarh, ...	57,391	"	4,584	2 6 5	2 1 8		
Ghatumpoor, ...	37,432	"	2,072	2 5 3	1 13 5		
Ditto, ...	33,758	"	5,161	2 8 0	2 0 8		
Ditto, ...	56,701	"	3,116	2 3 2	1 13 11		

100. The comparatively high rates of 3rd class Ghatumpoor, are to be ascribed to the same cause, as has been just above stated, as explanatory of a similar result in 2nd class Bilhour, *viz.*, the thick location of Koormee cultivators, *vide* para. 44, appendix A. In both these tracts of country, the reductions allowed have been large; and in no part of the district are the people better satisfied with the new settlement, than are the Koormees of 2nd class Bilhour, and 3rd class Ghatumpoor. In second class Ghatumpoor

the assessment of which ought, with reference to the per centage of irrigation, to have been considerably raised, I found it quite impossible, on account of peculiarities mentioned in para. 48, appendix A, to get the increase contemplated.

F. Second Class of Villages. southern, or Jumna division.

Pergunnah. I.	Class. II.	Former assessment III.	Rates of former assessment. IV.		Per centage of irrigation. V.
			Cul.	Mal.	
Bhogneepoor, ...	1st.	81,037	2 9 0	2 5 4	9
Deyrapoor, ...	3rd.	55,227	2 13 1	2 4 5	10
Bhogneepoor, ...	2nd.	50,632	2 5 9	1 11 0	Kuchar.
Ditto,	3rd.	45,518	2 4 4	1 11 9	5
Ditto,	4th.	51,692	2 10 3	2 0 1	4

Pergunnah. I.	New assess- ment with- out maafee. VI.	Difference between columns III. and VI.		Rates of new assessment. "	
		Increase.	Decrease.	Cul.	Mal.
Bhogneepoor, ...	74,741	"	6,296	2 5 9	2 2 5
Deyrapoor, ...	47,674	"	7,553	2 7 0	1 15 5
Bhogneepoor, ...	44,295	"	6,337	2 1 0	1 7 7
Ditto,	40,181	"	5,337	2 0 1	1 8 6
Ditto,	41,076	"	10,616	2 1 7	1 9 5

101. In the above table, the discrepancies in the rates are sufficiently accounted for, by the variations in the irrigation. It will be observed, that the rates of the first two classes in division F, very nearly coincide with the rates in division E, although the latter greatly exceed in irrigation the former. To reconcile this apparent anomaly, we must recollect that the soils in these classes are very different. In division E, although the soil begins to resemble the Jumna country, yet there is still a strong admixture of the lighter sandy soils of the northern division: in the classes contained in division F, we have the rich black loam of the Jumna country in all its perfection; and the superiority of soil, in a great measure, makes up for the deficiency of irrigation; although of the two, the lighter lands of Ghatumpoor and 2nd class Sarh, on account of the certainty afforded by their small share of artificial irrigation, is, no doubt, preferable to the rich soil of Bhogneepoor, entirely dependant as the latter is on rain, for the maturity of the produce.

102. One class, *viz.*, the 3rd Bilhour, which contains the rice villages, has been omitted entirely in the above classification. It ought, according to its situation and irrigation, to have come into class D; but it will be seen, by a reference to the appendix, para. 109, that the class in question has peculiarities, which make it an exception from any general classification.

The following statement shows the details of the class omitted.

Pergunnah. I.	Class. II.	Former assessment. III.	Rates of former assessment. IV.			Per centage of irrigation. V.
Bilhour,	3rd.	51,464	Cul. 3 9 1	Mal. 2 2 9		57

Pergunnah. I.	New assess- ment with- out maafee. VI.	Difference between columns III. and VI.		Rates of new assessment.		
Bilhour,	45,217	Increase. „	Decrease. 6,247	Cul. 3 2 2	Mal. 1 14 6	

SECTION 19.

Progressive or Russuddee Leases.

In Bhogneepoor, Rusoolabad, Sineolee and Bilhour, and in parts of Ghatumpoor, Akburpoor and Deyrapoor, russuddee or progressive jumas have been determined. Referring to the progress in improvement made, since the year of the famine, the district ought (provided improvement continues in the same ratio) to recover itself in 1250, or in five years from the season of the drought. That year, therefore, has, generally speaking, been taken as the termination of the progressive leases; but, of course, I have endeavoured to regulate the term of the leases by the wants of the estates; in some cases the russuddee jumas run to 1252 and 1253; and in a few, the highest juma is not attained till 1255 F.

SECTION 20.

Effect of present Settlement on the Koormee Villages.

103. I must not omit to mention here, how the position of the Koormees has been affected by the present settlement.

Proceeds to notice effect of
new settlement on Koormee
villages.

104. It is to the industrious and highly taxed portion of the community in particular, that the new system of settlement has brought extensive relief; for with the high revenue rates of the Koormee villages before him, no settlement officer, however exaggerated might be the estimates of assets presented by the local officers, would think of attempting to raise their assessment. That the check of testing the assessment by a comparison of revenue rates was requisite, is proved by the fact, that notwithstanding that the Koormee villages were rated on an average one-third above the standard of the district, yet the estimates of the pergunnah officers, calculated on the principle of Regulation VII of 1822, would, if adhered to, have added 30 per cent. to the former assessment: indeed, I have invariably found it to be the case, that the pergunnah officers, relying on the industry and peaceable disposition of the inhabitants, proposed an increase in the villages occupied by the Koormeas, however high the former revenue rates might be; and, on the same principle, recommended a reduction in the lowest rated villages of the district, merely because the proprietors were idle, troublesome to manage, and slow to pay the revenue.

105. In settling the Koormee villages, I have acted on the principle laid down in paras. 94, 95 and 96, of the Sudder Board's printed circular: and without attempting to bring their rates down to the standard of the pergunnah, I have, in every instance, been liberal in my reductions; taking particular care, at the same time, to make it known that the relief was not allowed under the impression that the assets were insufficient to meet the demand, but that it was granted on the just principle of equalizing the public burdens, and at the same time rewarding the most meritorious portion of the agricultural community.

SECTION 21.

Maafee.

106. The whole of the registered maafee, with the exception of a few patches under 10 beegahs (almost all of which have been released), were investigated before the settlement commenced; but that portion, which had been resumed by the special Deputy Collector within the last two years, was left for the settlement officer to assess.

107. I commenced with the intention of settling the resumed maafee at the same rates as the old khalsah land; but finding that this caused considerable dissatisfaction amongst the maafeedars, and that several were prepared to resign and take their chances of obtaining

Tendency of present system of settlement, to relieve the industrious and highly taxed portion of community.

Liberal reduction allowed the Koormee villages.

Greater part of maafee previously disposed of.

System of assessment adopted with regard to maafee.

pensions, I altered my plan of proceeding, and allowed the maafeedars rates 25 per cent. lower than those applied generally to the pergunnah.

108. There are various reasons for this indulgence. In the first place, the maafee tenures are generally found in the out-field, or worst land of the village. In the second place, the rents received by the maafeedars, are often lower than those paid by the cultivators of the khalsah lands; and in the third place, the raising the revenue rates at once, from nothing to the very high standard of this district, would inevitably cause considerable temporary distress, which was, if possible, to be avoided.

109. The above deduction for the maafeedar, and a further deduction for the expense of collection and profit of the malgoozar, have reduced the rates on the resumed maafee, considerably below those taken on the old khalsah lands; notwithstanding which, the gain from the resumed maafee amounts, as before shown, to rupees 49,467.

110. The following table shows the assessment and rates of resumed maafee in each pergunnah.

Pergunnah.	Area in acres.		Assessment.	Rates.	
	cul.	mal.		cul.	mal.
Suleympoor, ...	1,722	1,781	2,749	1 9 7	1 8 8
Jajmhow, ...	3,704	3,786	5,109	1 6 0	1 5 4
Bithoor, ...	4,800	4,853	6,719	1 6 5	1 6 2
Sheorajpoor, ...	1,027	1,080	1,948	1 14 4	1 12 10
Sheolee, ...	620	629	722	1 2 8	1 2 2
Sarh, ...	3,070	3,139	3,797	1 3 9	1 3 4
Rusoolabad, ...	2,515	2,590	2,969	1 2 10	1 1 8
Bilhour, ...	2,350	2,362	3,243	1 6 1	1 6 0
Akburpoor, ...	3,615	3,857	4,788	1 5 2	1 3 10
Deyrapoor, ...	2,037	2,172	2,583	1 4 3	1 2 11
Ghatumpoor, ...	5,900	6,613	9,067	1 8 7	1 5 11
Bhogneepoor, ...	4,745	4,986	5,773	1 3 5	1 2 6

SECTION 22.

Holdings and Liabilities.

111. To the record of occupancy and liabilities that care and attention have been bestowed, which the vast importance of the document demands; and to the best of my belief, no one essential point connected with the constitution of the village communities, or the rules requisite for their future administration, has been omitted.

112. Great as the advantages of an equalization and reduction of the land revenue in this highly assessed district must prove, it is my firm conviction that these will be infinitely surpassed by the benefits arising from the security, which a correct record of occupancies will afford; and under that impression, I have spared no labor in attempting to make the record simple and complete.

Importance of that document.

SECTION 23.

Police.

The village police establishment of the district having recently been carefully revised by the Magistrate, Mr. J. C. Wilson, my interference in that department was not necessary; and with the concurrence of the Magistrate, I limited my proceedings to recording the existing arrangements.

SECTION 24.

Revision of the Putwaree establishment.

113. The putwaree establishment has been carefully revised, and a new register will be prepared from the settlement record, showing the names and salaries of the putwarees in each village.

Putwaree establishment revised.

114. Due care was taken, at the time of settlement, to explain to the malgoozars and putwarees the regulations in force, and to impress on them the necessity of obedience to the law—but bad habits are not easily eradicated: and there is still, on the part of the former, a strong disposition to evade the rules with regard to entry and publicity of accounts, which nothing but a persevering surveillance, and a strict enforcement of the penalties prescribed by law, will overcome.

Disposition on the part of the malgoozars to evade the law.

SECTION 25.

New Rentals.

115. I have frequently, in the course of this report, made allusion to the exceedingly high rent rates of this district.

High rent rates.

116. The new settlement could not be considered effective as a means of relief, unless it involved a reduction of the rent rates corresponding to that allowed in the revenue rates.

Reduction:

117. To have effected this before 1838, would have been no easy task ; but the ravages of that year have smoothed all difficulties in the way of reducing the rentals, since the rent rates have of themselves fallen lower than I should have wished to reduce them ; and the parties readily agree to record a fair standard, beyond which, without the consent of the cultivators, the rates shall not be raised.

SECTION 26.

Alteration in the Extent and Boundaries of Pergunnahs.

118. Advantage has been taken of the survey, to make some alterations in the boundaries of pergunnahs, with the view of equalizing their extent, and rendering them as compact as possible.

119. In this report I have adhered to the old divisions of the district, as being more convenient for reference, and affording greater facilities for comparing results ; but the English statements II, III and IV, are prepared according to the new pergunnah divisions, as mapped by the surveyor, and correspond exactly with the area books.

Table showing the area and assessment of the district, as constituted by new arrangements.

120. The following table shews the area, assessment and rates of the pergunnah divisions, as constituted by the new arrangements.

Pergunnah.	Area and Acres.		Total.	Juma.	Rates.	
	Cultivated.	Culturable.			Cul.	Mal.
1 Jajunhow,	66,017	6,373	72,390	2,08,200	3 2 5	2 14 0
2 Bithoor,	73,481	8,865	82,346	2,38,111	3 3 10	2 14 3
3 Sarh Suleymppoor, ...	75,201	6,989	82,190	2,37,773	3 2 7	2 14 3
4 Sheorsajppoor,	21,293	3,824	25,117	58,210	2 11 9	2 5 1
5 Sheolee,	21,647	7,250	28,897	71,349	3 4 9	2 7 6
6 Rnsoolahad,	61,829	22,193	83,521	1,98,148	3 3 8	2 5 11
7 Bithoor,	62,200	26,119	88,319	1,98,460	3 3 0	2 3 11
8 Akburppoor,	77,423	18,093	95,522	2,14,668	2 12 4	2 4 0
9 Deyrapoor,	53,562	12,413	65,975	1,51,822	2 10 11	2 3 2
10 Ghatumppoor,	1,27,946	25,308	1,53,254	3,02,124	2 5 9	1 15 6
11 Bhogneepoor,	90,158	20,941	1,11,099	1,93,496	2 2 4	1 11 10

PART III.

SECTION 27.

Future Operation of the Revenue System.

121. Before closing this report, I trust I shall be excused for offering a few remarks on the future operation of the revenue system.

Proceeds to offer remarks on future administration.

122. Besides the publication of fixed and rational rules for the guidance of revenue officers, which leave the people no longer at the mercy of the caprice of individuals, and the withdrawal of the vexatious interference of the tehsildar in the village management; four measures have lately been introduced by the Government, the important and beneficial effect of which to the people, it is scarcely possible to overvalue. I allude to—1st. the revised system of assessment; 2ndly. the alterations in instalments; 3rdly. the preparation of records of holdings and liabilities: and 4thly. the new enactment legalizing the sale of component puttees.

123. *First.* THE REVISED SYSTEM OF ASSESSMENT.—No person who has studied and understood the two principles of assessment, can, for a moment, question the improvement of the new over the old system, even without taking into consideration the benefit of 30 years' lease, which the latter carries along with it. The old system was one entirely of conjecture; there was no correct measurement of area; and the settlement officer had nothing to guide him, except the past history of the mehal, the exaggerated estimates of the tehsildars, and the equally falsely diminished rentals of the putwaree. Under the new system, we have, in addition to all the information which existed under the old plan, a land measurement conducted on scientific principles by European officers, and the opportunity of comparing and contrasting results on a large and general scale. The old system placed no limits on taxation, but the conscience of the local native officers; and even if they were conscientious, they had not the information requisite to enable them to make correct estimates of assets. They knew little regarding an estate, except that it paid the revenue with or without difficulty. If the revenue was easily collected, they conjectured that the assessment was light, consequently they give in an exaggerated jumabundee; and the result of the whole was, that every new settlement placed an additional load of assessment on the industrious and peaceable portion of the community, and lightened the already comparatively too easy taxation of the idle and turbulent. The new system of assessment effectually remedies this. The local officers may give in rentals, 100 per cent. in excess of the Government demand, for the industrious Koormee and Jat villages; but the settlement officer, seeing that these estates already yield revenue rates 50 per cent. higher than the average of the pergunnah, in the face of these estimates, reduces, instead of enhances, the juma; and, in the same way, he disregards the proposition of the tehsildars to relieve the already lightly assessed Rajpoots, at the expense of their more industrious neighbours. In this district, the result of the new system of settlement has been a

reduction of rupees 1,57,859. Had it been settled under the old system, I am confident the result would have been an increase; for the general belief was, that Mr. Newnham's fourth settlement left the assessment lower than that of the neighbouring and similar districts; and with the two exceptions of Bhognoepoor and Secundra, the local officers recommended a large enhancement in every pergunnah. That that impression was erroneous, and that the data on which the local officers founded their proposed increase of assessment were unsound, the facts stated in paras. 69 to 74 inclusive—and which facts, be it remembered, were elicited by the new system—I trust sufficiently establish.

124. *Secondly.* THE ALTERATION OF THE INSTALMENTS, and the postponement of the demand until the produce has come into the market, has saved the agriculturists destitute of capital, on the lowest computation, from 20 to 25 per cent. of interest yearly: a boon of itself of no little magnitude, and which is now fully appreciated by the malgoozars of this district.

125. *Thirdly.* THE ADVANTAGES OF THE RECORD OF HOLDINGS AND LIABILITIES.—In paras. 26 and 82 of this report, I have briefly alluded to the injustice which has sprung from our ignorance, or non-observance, of existing tenures; and to bear out my complaint, I annex, in the appendix C, three cases selected as examples of the gross violation of existing rights, involved in the decisions of the civil courts and proceedings of the revenue authorities. It will be observed, that all these evils have had their origin in one source, *viz.*, the want of a record of occupancy and liabilities. It must be remembered, too, that the cases brought to notice by me in the course of this settlement, are only the few, in which the irregular proceedings were not completed. Innumerable cases exist in this district, similar to that of Bara Khass, wherein the civil courts have decreed nominal biswadaree rights in putteedaree or divided estates; and the decree-holders, under the sanction of that order, have succeeded in obtaining a fresh partition of the entire lands, and subverting institutions which had existed for centuries. Equally common are cases like Buchna, where the decree-holder, or purchaser of the rights of the lumberdar, who was only one of many sharers, has, by virtue of his decree, or purchase, unjustly ousted the whole community.

126. In all cases of the above description, where the evil had run its course, and the village communities had accommodated themselves by the new state of things, I abstained from agitating the question of original right, and contented myself with recording tenures as I found

them. In short, wherever execution had been actually carried into effect, however absurd in theory, unsound in law, and unjust in effect the decisions of the courts and proceedings of the revenue authorities might be, I did not consider it my province to interfere, and disturb arrangements sanctioned by time, and submitted to by all parties.

127. It is earnestly to be hoped, that the labour and time bestowed on the preparation of the present record of tenures have not been expended in vain, and that the document will be carefully maintained; and being maintained, will be referred to by the civil courts and revenue authorities, whenever land is litigated, or transferred, or partitioned. If so, the evils above complained of will cease; and a stability and value will be given to landed property, such as it certainly has never possessed in this district under our rule.

128. In all that I have written regarding these irregularities, I must explain that my intention is to blame the system, not the individuals. Several of the proceedings commented on, have been conducted by officers whose character for diligence and knowledge of their duties is above reproach; the evil lay in this, that they had not the requisite information, nor the means of obtaining it. I may add, that some as glaring irregularities as any which I have noticed, and which were committed by myself, when in charge of the collections, have had to be remedied by me in my capacity of settlement officer.

129. *Fourthly.*—THE PROPOSED ENACTMENT, AUTHORIZING THE SALE OF COMPONENT PUTTEES, combined with the record of holdings and liabilities, will tend to palliate the evil effects resulting from the present law of inheritance, and custom of fractional subdivisions of land.

130. The minute sub-division of tenures, has universally been felt to be one of the greatest clogs on improvement; for, however much land taxation might be lightened, the rapid increase of population, and consequently continued diminution of individual shares, ultimately left not a sufficiency of profits to subsist the community; and hence, as I attempted to shew in my settlement report on Allygurh, the tendency of the existing system was ultimately to reduce every proprietary community, however prosperous originally, to the condition of non-proprietary cultivators.

131. In the northern countries of Europe, where the law of inheritance is similar to that existing in these provinces, the same baneful effects have not, to an equal degree, resulted from a sub-division of tenures ; because, when the land becomes too limited for the subsistence of the whole the poorer and least industrious members sell their rights to their more wealthy, or more skilful brethren, and betake themselves to other means of procuring a livelihood.

132. That the result has been different here, must, I think, in some measure, be attributed to the obstacles thrown in the way of transfers of property in coparcenary estates, by the want of a record of tenures, and the imperfect state of the existing law. In the first place, under the old system, the solvent brethren were deterred from purchasing the lands of the defaulting sharers, by the fear that the transfer would not be honestly executed ; for they knew that if the sellers were deficient in good faith, neither civil, nor the revenue courts could assist the purchasers, since neither had any record, whereby they could ascertain what ought to be transferred. In the second place, the holders of defaulting puttees felt no necessity to sell their lands, so long as they could make the solvent sharers responsible for the arrears of revenue ; which the want of a record of tenures, and the absence of the power of a compulsory sale on the part of the revenue authorities, always enabled them to do. Cases of balance on putteedaree estates are now constantly occurring, in which the Collector, unable—amidst the confusion arising from the want of a record of tenures, and the intrigues of the defaulters—to ascertain where the liability lies, is forced to advertise the whole mehal for transfer. This threat, as may easily be imagined, has the effect of transferring the liability from the actual defaulters to the solvent brethren ; for the latter, in 9 cases out of 10, rather than lose *their* lands, pay the balance ; and thus the real defaulters are enabled to go on from year to year, holding their land, and making their more industrious brethren pay for it.

133. The record of holdings and new law, will effectually remedy the above injustice. By referring to the tehsildar's khutteonee and the village record of mutations of tenures, the Collector can at once ascertain the sharer and land responsible for the balance. The defaulter will then, no longer, be able to retain his possessions at the expense of the brethren ; but, by a compulsory revenue sale, his land will be made over to those sharers, who are able to do it justice : and thus, by removing the idle and insolvent from the community, and by the same operation consolidating the tenures, we may hope to see

estates continue for generations in the possession of the more industrious portion of the old proprietary communities; instead of the Government being forced, as now, to give unfair reductions, from the impossibility of getting farmers or purchasers for estates peopled with an unmanageable body of tenants, fostered and multiplied under the present false system.

134. But it must never be forgotten that, to realize these anticipations, the record of tenures must be carefully maintained by the revenue officers, and must be acted on by the civil courts. Without harmony between the decisions of the civil courts, and the record of holdings and liabilities in the Collector's office, all that has been done with the view of giving stability to tenures, will be useless.

Importance of harmony between civil courts and revenue records necessary.

SECTION 28.

Possibility of a recurrence of calamitous seasons, and measures recommended to be adopted to meet such a calamity.

135. There is one contingency, which may, however, frustrate all our anticipations of improvement, and which no human foresight can avert. I mean a recurrence of those fearful calamities of season, which have twice, within the last ten years, prostrated the energies of this, and the surrounding districts.

Anticipations, as to the future, liable to be frustrated by a recurrence of droughts.

136. It is impossible to meet this calamity in a more liberal and humane spirit, than the Government evinced on the last occasion; but still, at least as regards this district, there were two errors committed, which may be avoided on a similar occasion.

Errors committed on occasion of last famine.

137. The first error was, the leaving the superintendence of the labour of the starving poor in the hands of the local civil officers, instead of appointing to that duty an engineer officer, with a large and efficient establishment of subordinate Europeans to assist him. It is shortsighted economy, when the Government have to employ a starving population, not to go to the expense of entertaining an establishment, sufficiently able and extensive to ensure that their labour is well applied. In this district, it is useless to deny (and I make the acknowledgment with less hesitation, because it chiefly reflects upon myself,) that the advantages derived from the labour of the working poor in 1838, were far from commensurate with the expenses incurred; and that nothing like that profit to the country was obtained which would have resulted under a more efficient superintendence.

Labour not efficiently superintended.

138. The second error was, in not being sufficiently explicit, and early, in making known to the people the extent of negative relief intended to be granted, by means of remission of revenue. It is true, little or nothing was collected by Government, until the rubbee harvest was ripe, and the people were early told that they were to expect leniency; but the Collector, unfortunately, could not tell them what amount of remission it was intended to allow: and whilst he was prosecuting his inquiries to determine that point, the malgoozars—never before having experienced, or ever heard of, such sweeping remissions as were ultimately granted—and expecting, in their most sanguine hopes, nothing beyond a remission of 10 or 20 per cent. of the revenue—continued to press their ryots for the rents; thus driving away thousands, who, if unmolested, would have remained in their villages—and, by means of artificial irrigation, would have raised a sufficient rubbee crop to subsist on.

139. Should, therefore, the country be ever again visited with a similar calamity, I would recommend, as a first step, that the total suspension of all demands for the November and December instalments be proclaimed, provided the malgoozars adopted the same course towards their cultivators; and that the duty of the tehsildar and Collector should, for the time, be limited to ascertaining how far the malgoozars adhered to that provision; and taking, of course, when they deviated therefrom, a fair proportion of the rent exacted by them from the cultivators.

140. When the rubbee harvest came into the market, would be ample time to commence to determine what each mehal should pay. Nor is there any danger that such a course would cause undue loss of revenue. The scramble between the malgoozar and tehsildar, to forestall each other in getting hold of the rents, would cease; and, instead of a desire to exact all he could out of the ryot, the malgoozar would be impressed with the conviction, that the lighter he dealt with his cultivator, the more leniently would he himself be treated by the Government.

141. After four years official acquaintance with the zemindars of this district, I am bound to say that, with the exception of a few Rajpoot communities, they are never backward in paying that portion of revenue, which can fairly be demanded from them. The principle of looking to the land, instead of to the person and effects of the malgoozars, for the revenue, is now so well understood in this district, that, I believe, in a very few years, process of imprisonment and distraint of property might be entirely abolished, without any additional difficulty in realizing the revenue, and without any increase in sales or transfers.

In fact, it is already the dread of a transfer, and not our vexatious writs, imprisonments, and worst of all distraints, and sales of the necessities of life, that caused the revenue to be paid.

142. I believe that I have now noticed all the points, which seemed to require remark. I fear I have, at least, deviated from one injunction of the superior authorities, *viz.*, that the settlement report should be brief and succinct; but my apology must be, that I was anxious to avail myself of the last opportunity, which is likely to be afforded to me of stating fully my views and opinions regarding the subjects embraced in this report.

I have the honor to be,

Sir,

CAWNPOOR;
Settlement Office,
The 15th February, 1841.

} Your most obedient Servant,

H. ROSE,
Settlement Officer.

No. 42 of 1841.

To R. LOWTHER, Esq.,

*Commissioner of Allahabad.**Dated Cawnpoor, the 2nd August, 1841.*

SIR,

I have the honor to report the completion of the settlement of per-
gunnah Secundra, lately held in jageer by the
Reports completion of the settlement of pergunnah Secundra. Rajah of Rasdhan, and to forward the usual statements.

2. This pergunnah lies in the west of the district of Cawnpoor. It
is bounded on the north-west by pergunnah
Situation and boundaries. Ooreya in zillah Etawah ; on the north-east by
pergunnah Dera Mungulpoor ; and on the south-east by Bhogneepoor.
The river Jumna forms the south west frontier, and separates it from
Bundelkhund.

3. In general features, Secundra resembles Ooreya and Bhognee-
poor, the inferior tracts being perhaps worse,
Resembles what pergunnahs. the superior certainly better, than the lands of
either. Dera Mungulpoor surpasses it in richness, and in facilities of
irrigation ; its poorer soils approximate to the most fertile of Secun-
dra. In the color of the earth, and in the capability of producing with-
out irrigation, possessed by the richer lands, there is a strong assimilation
to Bundelkhund.

4. The Seyngur Nuddee, which skirts the northern boundary, and
the Jumna which flows on the opposite side,
Deteriorated condition of the villages adjoining the Jumna, and Seyngur Nuddee. have lowered the productive powers of the ad-
joining villages, for the yearly rains have wash-
ed away completely the richer strata of earth, and have broken up the
surface into deep and rugged ravines ; while the precipitous banks, which
rise almost from the waters' edge, leave not the compensation which
Bhogneepoor possesses in its fertile alluvial lands. The soil, therefore, is
light and difficult of irrigation in both tracts ; but more so in that which
borders on the Jumna, than towards the Seyngur Nuddee. The former
is commonly termed *khar* ; the latter *jar*.

5. The villages lying between those divisions, and known by the
appellation of *Batin*, are composed of a dark
Uncommon fertility of the centre villages. and heavy soil, distinguished as much by its
fruitfulness, as that of the former by its sterility.
It has likewise the advantage of being cultivated in general by the in-

dustrious race of Koornics, who, to the natural exuberance of the land, add the benefits of experienced husbandry. In their devotion to the plough, and attachment to their homes, we may find the cause why this portion of the pergunnah bore up against the accumulated calamity of disastrous years and unmerciful taxation.

6. In 1213 Fuslee (A. D. 1806,) the Rajah of Rasdhan took possession of his jageer. A severe famine in 1210
Cession to the Rajah; and increase of assessments. had reduced the assessment from Rs. 1,28,563 to Rs. 1,22,265. Had the Rajah only adhered to the latter, or even to the former juma, heavy as they now appear, his pergunnah would, in all probability, have been among the most flourishing in the district; but so rapidly did he raise his demands, that the actual collections of 1224 F. S., were Rs. 1,46,867, and of 1229 F. S., Rs. 1,52,769, being an increase of 20 per cent. in the one case, and of 25 per cent. in the other. Mr. Rose has already in an able report detailed the system pursued by the Rajah, and the accuracy of his details has been attested by many circumstances which the progress of the settlement has brought to light.

7. I have annexed to this report a statement of the nominal juma, and the real collections of the pergunnah,
Severity of the Rajah's administration. from the date of its cession to the jageerdar; and it presents an interesting outline of the progress of his administration. About the year A. D. 1822 (or 1229 F. S.) the demand seems to have reached its height, and so cruelly did it press upon the inhabitants, that a large proportion of the villages were taken under kham management; hence in the three succeeding years the collections rapidly declined. In the following year the effects of the great famine (1826) are seen in a loss of above 36,000 Rs. From that date the juma appears steadily to have risen, till in the year preceding the famine of 1245, it nearly equalled that of 1229. The awful drought of 1237, which visited Secundra with peculiar severity, is marked by a fall of only Rs. 9,665, which still leaves the demand for that year about Rs. 3,000, higher than the average of the Rajah's collections.

8. The expenses of the Rajah appear so greatly to have exceeded his income that about ten years ago he became
The Rajah mortgages the greater part of his Jageer. deeply involved. To extricate himself from his difficulties he mortgaged nearly the whole of his Jageer. In 1244 F. S. 76 villages, bearing an assessment of 82,071, were made over, for a term of 22 years, to a creditor named Roshun Ood-dowlah; and about the same time, 41 estates, furnishing a yearly income of Rupees 38,500, were committed for various periods to his other creditors.* The mortgagees assumed the right of increasing the assessment at their own

discretion, and in general settled the villages with the highest bidder. The evils of this system ; the ruinous practice of demanding in advance from the assets of the present, the balances of past years ; and the injustice, with which the Rajah or his creditors might and often did appropriate, with a show of law and right, whatever villages they desired, have been clearly set forth in Mr. Rose's report already referred to.

9. The rights of the village communities and of the original zemindars have, in many instances, been grossly violated. When a case of illegal dispossession was clearly proved, I have made it a part of my settlement duty to reinstate the rightful owner.

Rights of the village proprietors infringed and in what instances restored.

But, though it plainly appears that the original proprietors were unjustly ejected, the lapse of years has rendered the adjustment of such claims in many cases a matter of difficulty, in some of impossibility. Where redress is hopeless, it is a consolation to reflect that such injustice can never again be repeated with impunity.

10. Over-assessment, it is acknowledged, diminishes, in proportion to its severity, the energies of any district ; when, therefore, we recollect that the Rajah's unbounded demands have continued for 34 years, during the last 16 of which three severe famines have occurred, it will not be doubted that the capabilities of the pergunnah have been materially injured. It was, then, a matter of necessity in the present settlement to adopt the lowest scale of assessment, from which alone we can hope for a return of prosperity.

Necessity of a light assessment.

11. The village boundaries of Secundra were adjusted with those of the rest of the district, and it was surveyed professionally in 1839. In 1840 the khusras or field measurement was completed. The entries of soil and irrigation were made by the tehsildar under the superintendence of Mr. Rose, so that the classification may be relied on with confidence,—an advantage not possessed in the other pergunnahs, in which these columns were filled up originally in the survey department.

Notices the professional survey and field measurement.

12. The exorbitancy of the rates of the former assessment will appear from the subjoined statement, in which I have compared them with those of Bhogneeepoor, and Ooreya : I have likewise added the rates of Ghatumpoor and Deyrapoor, which, though incomparably superior to Secundra, were yet assessed much more lightly.

Necessity of a large reduction proved by a comparison with adjacent pergunnahs.

* The whole amount of the Rajah's debts for which his lands are mortgaged is now about 9 lakhs of rupees. His other debts exceed Rupees 42,000.

Pergunnah,	RATES PREVIOUS TO SETTLEMENT.		RATES AFTER SETTLEMENT.		Percentage of irrigation.
	On cultivated area.	On mal-goozaree area.	On cultivated area.	On mal-goozaree area.	
Secundra,	3 1 6	2 9 2			14
Bhogneepoor, ...	2 7 6	1 15 4	2 2 7	1 11 2	6
Ooreya,			2 0 6	1 14 10	Not known.
Ghatumpoor, ...	2 10 0	2 3 3	2 7 4	2 1 1	46
Deyrapoor, ...	2 15 2	2 6 5	2 11 6	2 3 6	41

There could, therefore, be no question as to the necessity of a very large reduction.

13. To arrive at a correct estimate of a reasonable demand in other pergunnahs, it was usual to observe the effects of past settlements, the ease with which the collections were effected, or the degree of severity in the coercion resorted to. The unprincipled administration of the Rajah deprives us of any evidence from this source; nor was there any easily assessed village in the pergunnah, which might have been adopted as the standard of a moderate demand.

14. The only means which remained of discovering a fair pergunnah juma was to apply the rates of Ooreya and Bhogneepoor to the area of Secundra. An assessment proportionate to that of two pergunnahs of so similar a nature could not err far from the mark. In the subjoined table I have shewn what would be the juma of Secundra if it were calculated at the rates of the cultivated and culturable areas of each of these pergunnahs.

I	II	III	IV	V	VI	VII
Pergunnah.	Rate on cultivated area.	Rate on culturable and cultivated area.	Cultivated area of Secundra.	Culturable area of Secundra.	Juma produced by the application of the rates in col: II to the area of col: IV	Juma produced by the application of the rates in col: III to the area of col: V.
Bhogneepoor,	2 2 4½	1 11 10½			89,522	96,939
Ooreya, ...	2 0 6½	1 14 10½	46,286	5,643	94,139	1,07,351

15. From this statement it appears that the assessment of Secundra should be close upon one lac of Rupees; and it is plain that it ought not to exceed that amount by more than about Rupees 7,000.

Assessment of Secundra ought not much to exceed one lac of Rupees.

16. The pergunnah is divided into three classes, the first embraces the centre villages, the second, those bordering on the Seyngur Nuddee; the third comprises the estates which are in the vicinity of the Jumna. A reference to the fourth and fifth paragraphs of this report will demonstrate the correctness of the division.

Division of the Pergunnah into three classes.

17. The deduced revenue rates for the first class were fixed by Mr. Rose, who adopted them from the second class of Deyrapoor; They are rupees 3-4 on irrigated, and rupees 2-4 on unirrigated land. The juma resulting from them is rupees 75,494; the juma adopted is rupees 80,763, which, though a considerable increase upon the former, yet, from the comparative absence of irrigation, leaves the general rates below those of the second class of Deyrapoor.

Deduced rates and new juma of the first class.

18. The percentage of irrigation in this class is only 14; but in its dark black colour, in its retention of moisture, and in the luxuriance of its rubbee crops, the soil closely resembles the mar lands of Bundelkhund. Though it is, therefore, abundantly productive in favourable seasons, yet the want of irrigation is severely felt when the rains are irregular. Hence appears the propriety of keeping the general rate lower than that of the second class of Deyrapoor, in which there is 46 per cent. of irrigation.

Remarks on the soil of this class; necessity of the assessment being lighter than that of Deyrapoor.

19. Though the numerical amount of irrigation is greater in the second than in the first class, still, the irrigated lands are of so very inferior and barren a description, and surpass in so small a degree of fruitfulness the unirrigated, that I determined to assess both at one rate.

Second class; irrigated and unirrigated lands assessed at one rate.

20. The villages which most nearly correspond with this division are the second and third classes of Bhogneepoor, and the unirrigated lands of the fourth class of Ghatumpoor. The product of their rates calculated upon the area of the second class of Secundra will appear from the following table:—

Applies the rates of several similar classes.

Juma produced by the application of the rates of.—

The second class of Bhogneepoor.	The third class of Bhogneepoor.	The unirrigated lands of the IV class of Ghatumpoor.	Juma of 1213.	Juma of 1247.
7,858	7,644	6,568	11,129	10,990

21. Nothing can more strongly attest the extreme rigour of the settlement of 1213 on these villages, than the fact that, while the jageerdar enhanced the original assessment of the 1st and 2nd classes by above 20 per cent., the demand on this tract was *diminished* more than one and a fourth per cent. The miserable condition of the villages bears ample testimony to this severity of assessment.

22. It appeared the safest plan, when I considered these circumstances, to adopt the lowest standard, and I therefore determined the revenue rates at rupees 1-13-6 on the cultivated, and rupees 1-9-11 on the culturable area. These data produce a juma of rupees 7,025; the actual assessment has been made at rupees 7,332.

23. Bad as is the state of the second class, that of the third is worse. In the former the heavier lands are scarce, in the latter they are almost unknown. A light stony soil prevails, which much resembles the *rakur* of Bundelkhund. The expense of sinking wells in sandy ground, and the excessive depth of water, render irrigation a matter of such difficulty that it is scarcely ever resorted to. The whole of the estates in this class are proverbially unproductive and unprofitable, and have fallen a prey to each successive famine.

24. The rates, which after mature deliberation, I thought it advisable to adopt, are rupees 1-11-2 on cultivated land, or Rs. 1-3-5 on land capable of cultivation. The result is an assessment of rupees 18,293, which has been adopted with little alteration.

25. The following table contrasts the new assessment of each class and of the whole pergunnah, with that of 1213 and 1247.

Class.	Juma of		New juma.	Decrease from 1213.	Decrease from 1247.	Rates on 1213.				Rates on 1247.				Rates on new juma.			
	1213.	1247.				CUL.		MAL.		CUL.		MAL.		CUL.		MAL.	
I	87,651	1,04,272	80,763	6,888	23,509	2	12	3	2	6	9	3	4	6	2	14	12
II	11,129	10,990	7,332	3,797	3,658	2	14	9	2	12	14	2	2	8	7	1	14
III	23,485	27,986	18,080	5,405	9,906	2	2	10	1	8	11	2	9	7	1	13	8
Total.	1,22,265	1,43,248	1,06,175	16,090	37,073	2	10	3	2	3	1	6	2	2	4	8	14

26. The new juma, one lac and six thousand rupees, cannot but be considered satisfactory, if a reference be made to the 14th paragraph, in which a standard is obtained from the rates of Bhogneepoor and Ooreya. Being slightly superior, Secundra has been assessed a little more heavily than either of those pergunnahs.

27. The unregistered maafee lands have been resumed and settled on the plan followed by Mr. Rose; one-fourth of the rent is retained by the maafeedar, one-fourth by the malgoozar, and one half is reckoned as the Government demand. The following statement exhibits the total assessment in resumed lands in each class.

Class.	Quantity of land resumed.					Assessment.	Rates.	
	Cultivated.			Bunjur.	Total Malgoozaree area.		Cultivated.	Malgoozaree.
	Irrigated.	Unirrigated.	Total.					
I	322	1702	2,024	59	2,083	2,403	1 3 0	1 2 5½
II	0	0	170	0	170	155	0 14 7	0 14 7
III	0	0	533	18	551	446	0 13 4½	0 12 11½
Total.	324	2,363	2,727	77	2,804	3,004	1 1 7½	1 1 1½

28. The subjoined table exhibits the financial result of the settlement, including the resumed maafee.

* States the financial result of the Settlement.

Class.	Malgoozaree area.			Juma.	Rate on Culturable.	Rate on Cultivated area.
	Cultivated area.	Bunjur.	Total.			
I	33,726	4,572	38,298	83,166	2 2 6	2 7 5½
II	3,980	522	4,502	7,487	1 10 7	1 14 1¼
III	11,307	4,339	15,646	18,526	1 2 11½	1 2 2½
Total.	49,013	9,433	58,446	1,09,179	1 13 10½	2 3 7½

29. No investigation was made by the special Deputy Collector in-
to the rent free tenures of Secundra. The regis-
tered maafee lands how assessed. tered maafee lands, including one whole mouzah,
have therefore been continued free of assessment,
until the validity of the grants shall have been regularly investigated.
The juma upon the whole amounts only to Rs. 630.

30. The effects of the famine of 1837 being still severely felt, I
have in many instances allowed reductions,
Temporary reductions granted to such estates as still labour under the effects of the late famine. for a term of years proportionate to the
extent of land thrown out of cultivation.
The following statement shows the amount of these remissions.

Class.	Russudee remissions.				
	1248.	1249.	1250.	1251.	1252.
I	1,577	834	179	179	179
II	178	91	10	5	5
III	1,727	924	323	100	100
Total.	3,482	1,849	517	105	105

31. The supplemental papers and other
Supplemental papers and records. settlement records have been prepared for
Secundra in the same manner as for the rest of
the district.

CAWNPOOR,
Settlement Office,
The 2nd April, 1841.

I have, &c.,
W. MUIR,
Settlement Officer.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF FUTTEHPOOR.

CONTENTS.

PAGE.	PARA.	
396	5-8.	Demarcation of boundaries.
397	9-14.	Survey operations.
398	15-17.	Preparation of khuteonees and abstract statement.
„	18-27.	Commencement and progress of the settlement ; the system adopted ; its advantages.
401	28-65.	Resources of the district generally ; rent rates, produce, agriculture, agricultural classes, &c.
407	66-72.	Tenures.
409	73-131.	Remarks on the several pergunnahs.
422	132-133.	Services of the Deputy Collectors and of Sheikh Duleel Oollah tehsildar of Futtchpoor.
423	134-135.	Concluding remarks.

REPORT
ON THE
SETTLEMENT OF THE DISTRICT
OF
FUTTEHPOOR.

FROM D. T. TIMINS, Esq.,

Settlement Officer Futtehpoor.

TO R. LOWTHER, Esq.,

Commissioner of Revenue 4th Division Allahabad.

Dated Futtehpoor, the 30th September, 1840.

SIR,

I have the honor to report the completion of the settlement of zillah Futtehpoor, and to submit a few remarks, on the district generally, and on the pergunnahs composing it, together with a detail of the operations attendant on the settlement.

2nd. Zillah Futtehpoor did not constitute a separate Collectorship till 1826, in which year it was established by the transfer of 13 pergunnahs from the Allahabad, and one from the Cawnpoor district. The total juma of these amounted to 13,03,573 Rupees, and the first collections were made for 1234 F. S. The district thus constituted, according to the present measurement, comprises an area of 1537 square miles.

3rd. Before this period the Fouzdaree jurisdiction had been separately established; in the year 1814, a joint Magistracy having been formed, by the transfer of four thanahs from Cawnpoor and six from Allahabad, the head quarters of which were fixed at Ehitoura on the Ganges, where the joint Magistrate and Register resided, and where a jail was built. The situation however being found very inconvenient the site of the station was removed to Futtehpoor in 1825.

4th. The formation of the district into a separate Collectorship being thus of comparatively modern date, no general settlement of it, as an independent zillah, has taken place previous to the present one. The

13 pergunnahs transferred from Allahabad were settled jointly with the other parts of that district at the regular periods, and the fourteenth, Kora, jointly with the other pergunnahs of Cawnpoor.

Demarcation of boundaries.

5th. The first operations connected with the present settlement were entered upon in the end of September 1838, when Roy Manuck Chund, Deputy Collector, arrived in the district, and commenced the work of demarcation of boundaries. The duty was not at first carried on in such a satisfactory manner as I could have wished; Manuck Chund being seized with severe illness was entirely incapacitated from exercising that constant supervision over his subordinates, without which a work of this nature is so liable to give dissatisfaction.

6th. On my arrival in the district in the beginning of January 1839 I was therefore much disappointed at hearing so many complaints, and at receiving such an unfavorable account of the manner in which the work had been conducted, as I did, both from the native officers of the district, and from the Collector. After giving instructions to Manuck Chund I immediately proceeded to Hutgan, the pergunnah regarding which I had received the worst accounts.

7th. I was soon happy to ascertain that Officers were not nearly so bad as they had been represented. The boundaries had generally been well put up, and I found few cases where my interference was necessary; the reports of rapacity and oppression on the parts of the subordinates of the Deputy Collector were greatly exaggerated; though the peshkars and others had certainly not rendered the work popular, it is very probable indeed, that they were guilty of acts of extortion and injustice towards individuals, which never would have occurred had they been under vigilant superintendence. The progress of the work, however, and its general correctness was not affected, and the only point I discovered to which due care and attention had not been given, was the preparation of the thakbust maps, some of which, as was afterwards apparent, were so inaccurate as to require correction.

8th. The work from this time advanced with speed and regularity. I heard no further complaints and the native officers found it advisable to co-operate more willingly with the Deputy Collector and his people, than they had hitherto done. In May the demarcation of boundaries throughout the entire district was completed, and the uninterruptedness with which the professional survey was carried on, shows that the duty had not been inefficiently performed. In the end of May Roy Manuck Chund was called elsewhere, his services being available.

Survey Operations.

9th. The professional survey was commenced early in January in the eastern pergunnahs adjoining zillah Allahabad. As mentioned above, it was carried through the district without meeting with any impediment ; and was throughout conducted with a speed, order and regularity, which reflects every credit on those engaged in it.

10th. The khusrah survey which commenced shortly after the professional, was not carried through so uninterruptedly. Lieutenant Stephen and his assistants being still engaged in the Allahabad district, he was unable to exercise that constant superintendence over the establishment employed, without which native agency is so dangerous to depend on. It is, however, unnecessary for me to enter into further details here as you are fully acquainted with the circumstances which took place ;—the combination on the part of the native officers engaged in the khusrah survey and the results attendant on it.

11th. It will be sufficient to state that the measures adopted to remedy the evils entailed by the mal-practices of the native establishment, were perfectly successful ; that the strict and general portal which I immediately set on foot and superintended, brought to light, there is reason to suppose, every instance, and they were numerous, in which fraud and error had occurred ; and that the unremitting and well directed exertions of Lieutenants Stephen and Abbott speedily effected an entire reformation in the survey.

12th. I feel happy in having an opportunity of placing on record the sense I entertain of the exertions and conduct of these officers. To Lieutenant Stephen and his assistants my thanks are justly due for their constant efforts in prosecuting the work speedily and efficiently ; for their invariable disposition to oblige, and anxiety to avoid every thing which could cause unnecessary trouble or annoyance,—a style of proceeding never deviated from, and which, at the same time that it enabled me to make what arrangements I thought best for prosecuting the settlement of the district in the most convenient manner, rendered the discharge of my duties in connection with the survey, easy and agreeable, to the same extent which an opposite line of conduct would have caused them to be tedious and irksome.

13th. Lieutenant Abbott is especially entitled to my thanks for the prompt and able assistance he afforded in a time of great emergency, and when Lieutenant Stephen was too ill to exert himself as he wished. On being informed of the state of affairs here, he immediately came over from Cawnpoor bringing with him some of his people and ameens on whom he could depend ; with this aid the work was carried on without interruption, confidence restored, and a thorough reorganization of the

native survey establishment effected; whilst the evil that had originated from the misconduct of the dismissed officers were at once remedied.

14th. In consequence of what had taken place I found it advisable to commence the settlement with the western instead of the eastern pergunnahs, as I had originally proposed, more especially as Kora having been surveyed by Lieutenant Abbott the papers of it were made over to me complete by the end of September; whereas in consequence of the most frequent instances of fraud having occurred in the pergunnahs bordering on Allahabad, the remeasurements necessary were so numerous, that no one of them could be prepared for settlement by the time required.

Preparation of Khuteonees and Abstract Statement.

15th. An establishment of as many qualified officers as I could procure, was entertained in the beginning of September, for the preparation of the Khuteonees, and the superintendence of it intrusted entirely to Sheikh Duleel-oollah, tehsildar of Futtelipoor, who was relieved from his regular duties for the purpose. As soon as any of the khusrak measurements were proved correct and passed, they were made over at once to the Khuteonee department without reference to the pergunnah they might belong to, and their Khuteonees immediately drawn out.

16th. In this manner by the beginning of October, though no single pergunnah was entirely completed, yet the mass of papers appertaining to all indiscriminately, which were prepared, were sufficient to convince me, that notwithstanding all that had taken place, the work was still in a very satisfactory state of forwardness.

17th. At the time the Khuteonees were under preparation, I also caused an abstract statement to be drawn out, giving a detail of the former jumra, the area, quality of soil, irrigation, produce, and other particulars of each village. The form I adopted for this statement, resembled generally that used by Mr. Montgomery in the settlement of Allahabad, except that the crops were given more in detail. Duleel-oollah was held responsible for the correctness of this statement, which being compiled with the greatest care, and with every attention to its accuracy, might be depended on.

Commencement and progress of the settlement; the system adopted; its advantages.

18th. In the middle of November, I was able to proceed to Kora, the Khuteonees of that Pergunnah being completed. By the time I had concluded my operations there, the next pergunnah of Tuppah Jar was ready, and Duleel-oollah attended in my camp, bringing with him the papers of that pergunnah, and the abstract statement ready prepared.

19th. In this manner I advanced through the district; as soon as I had distributed the revised juma of one pergunnah, I found the papers of the next ready for me; I was never delayed, nor was the settlement of a single village begun until its Khuteonee had been drawn out. The assistance I received in this matter from Duleel-oollah was valuable. The whole of the Khuteonees were prepared in the Sudder station under his control, and the system and regularity which prevailed in the Department and which I had observed and attended to for some time before taking the field, relieved me of all apprehensions of delay being caused by the non-readiness of the papers of any pergunnah when required.

20th. Of the system of settlement which I had resolved to adopt, personal inquiry and observation formed the basis. With this object in view, I had prepared skeleton maps of each pergunnah, in which the boundary and name of every mouzah was entered. Taking this map with me as a guide, I traversed a whole pergunnah visiting each mouzah as nearly as possible, and entering my remarks and opinion of its general prosperity, the prevailing quality of soil, the extent of irrigation, the description of produce, the appearance of the crops, together with such information as I was able to obtain from the kashtkars and others relative to rates, &c., &c.

21st. I found this system afforded me a clearer insight into the actual condition of an estate, and gave me a better idea of its general capabilities, and of its prosperity or the reverse, than I could arrive at by any other method. I also found it a very effectual plan for discovering and correcting erroneous entries of soils and irrigation in the khusrahs. On my return to Camp I compared my notes with the actual entries, and where error was apparent despatched an officer to the spot to make the required alterations.

22nd. I frequently however found it necessary, when soils or irrigation were corrected, to be careful how I assumed the revised entries as accurate grounds for determining the assessment. It often happened that the party sent to correct the ameen's errors over-rated the quality and extent of soil and irrigation nearly as much as the latter had originally under-rated them; the local knowledge which I had obtained of the mouzah was in these cases of service, and prevented me from forming an undue estimate of the richness of the estate.

23rd. One of the chief advantages, however, that I derived from making myself thus intimately acquainted with the interior economy of the several mehals in a pergunnah, was obtaining from the zemindars a true and undisguised account of the state of their affairs, and of the general condition of their own and the neighbouring estates. Going into a village unattended, I generally found the owners of it ready and anxious

to give me every information I required. They seemed to speak without restraint or concealment, and to be glad of the opportunity of talking freely to an European Officer without the intervention of amlah or chuprassees.

24th. I particularly remarked this in some of the Jumna villages, and others where probably an European had seldom been seen. The people appeared to avail themselves of my visit to enter into the fullest details of all their affairs, and of the management of their estates; they described the condition of themselves and their ryots, and made me acquainted with circumstances relative to the pergunnah generally, and their own and neighbouring mouzahs individually, which I should otherwise have very little chance of hearing. The larger holders, talookdars and others, constantly attended at my camp, and to them I was always accessible there; indeed, it was my object to encourage every communication on the part of the zemindars of all classes, and to listen readily to whatever they had to say; and in this manner I generally became tolerably well acquainted with the affairs of a pergunnah by means of its inhabitants.

25th. In distributing the assessment over the several mehals I derived great advantage from the jinswar terij which was drawn out in my abstract statement. I found the entries of crops almost invariably correct, to such a degree, indeed that I could by referring to them, generally discover and rectify false entries of soil and irrigation made by the ameens. The latter never seemed to be aware that they contradicted themselves in entering the soil as unirrigated bhoor, whilst the crop was sugar-cane, wheat or other rich produce. The zemindars, believing that the assessment would be based on the quality of soil only, considered their object as gained when they had induced the ameen to enter an indifferent one, and consequently did not think it worth their while to falsify the entry of crops.

26th. I was frequently able to draw out a very correct jumabundee of a mehal by a reference to the crops alone; fixing a certain rate per beegah on each description of produce, in the same manner that a rate is assumed for each different kind of soil, irrigated or unirrigated. I found the gross assets calculated in this manner on the crops, approximated very closely indeed to the amount of the same calculated on soils, when the latter were correctly given in the khusrah. In cases where any great difference occurred it was evident there was error, and an examination would almost always shew that the soil or irrigation has been under-rated. I found the check a very effectual one.

27th. After completing the tour of a pergunnah, and making myself acquainted with its features in the manner detailed above, I immediately commenced the distribution of the assessment, which after the in-

formation I had obtained seldom occupied me more than a few days: I then gave out the juma in the presence of the assembled zemindars and made over the work at once to one of the Deputy Collectors, who, it was so arranged, should be at liberty to enter on his duties in the pergunnah the day I completed mine.

Resources of the District generally; rent-rates, produce, agriculture, agricultural classes, &c.

28th. In the foregoing remarks I have detailed the progress of the demarcation of boundaries and of the survey, and described the system of settlement adopted and the plan of operations carried out. The observations which follow have reference to the general characteristics of the district, its productiveness, the nature of its cultivation, and other matters which it may be proper to notice.

29th. The district taken as a whole must certainly be considered one of very great fertility. The productive powers of the richer descriptions of soil, aided as they are by very general irrigation would seem to be inexhaustible; sugar-cane excepted, a succession of crops of undiminished luxuriance is obtained year by year in both the khureef and rubbee harvests; and yet the soil does not appear to be impoverished or to require rest. It is found to be sufficiently restored by merely changing the crop, and a good agriculturist will therefore never rear the same description of produce on the same land for more than two or three years consecutively.

30th. These remarks are not only applicable to the soils classed as nutteear and doomut; that entered as seegon which is extensively met with, is frequently equal in richness to the other two, and yields crops of similar fertility. It however varies much, and the rent-rates paid for it are proportioned to the several degrees of goodness which it has been ascertained to possess.

31st. The cultivated area of every village, with few exceptions, is divided into two distinct classes, which are styled goend or khass and ooperhar; the goend is the rich land situated near the village and poor-was, whilst the ooperhar comprises the more distant cultivation as well as those parts of the area which are less productive, and where the more indifferent descriptions of soil prevail.

32nd. The rent-rates are first distributed over these two specific classes, and each class afterwards comprises as many different degrees of rents as there may be variations in the richness of soil, facility of irrigation, or general fertility. These are frequently numerous, some villages containing as many as fifteen different rates: but the two classes are always kept distinct, and the rates of one are never intermingled with those of the other. In amount the rates of the first class ooperhar, are usually about equal to those of third class goend.

33rd. In villages where there is kuchar or turree, these constitute another class ; the rates of which are also distinct. The kuchar again is divided into two classes, one near the water and naturally so moist as to produce crops equal to those constantly irrigated, and the other more distant and drier, and consequently less productive. Over these two classes the rates are again distributed in proportion to the fertility of their component parts, in the same manner as over goend and ooperhar.

34th. The land classed as ooperhar is usually occupied with khureef produce ; in the villages bordering on the Jumna, where it is much intersected with ravines, cotton is extensively grown, and hemp is also met with. Elsewhere, in light seegon and bullooa, where probably means of irrigation are deficient, a mixed crop called "outair" or "sutaujur" prevails ; this consists of juwar, til, maash, moong, kodo, muttur and urhur, which is sown in Asar, and the first six cut in Kartick, whilst the urhur is gathered with the rubbee harvest ; another description is sown in Sawun with bajra instead of juwar, and without the urhur.

35th. Bajra and juwar are seldom sown alone, but when that is the case they are succeeded by a rubbee crop of the description best adapted to the nature of the soil and means of irrigation. In lands intended for the more valuable rubbee produce, but which still admit of two crops, sawan, mendooah and kakoon are grown, these occupying the soil for a short time only, being sown in Asar and cut in Bhadoon.

36th. Rice is a staple production in the central and eastern pergunnahs, where it is extensively grown and yields profitable returns. There are twenty one different sorts cultivated, of these five are of the coarser description, "shalee khood," which grows at once from the seed, and is cut at the end of Bhadoon, thus leaving the land available for a second crop of any kind.

37th. Where the soil is rich and there is well irrigation, wheat often succeeds this rice, and I have occasionally met with it so luxuriant that it was difficult to suppose that the land had already yielded an abundant khureef harvest. The description of produce sown however for the second crop, is always regulated by the quality and richness of the soil, and when that is not of the first class, a kind of produce more suited to it than wheat, is selected.

38th. The other sixteen descriptions of rice which are included in the general term "shalee kullan," are finer and more valuable. They are divided into two sorts, one called "laen" which contains nine varieties, and the other "jurhan" containing seven. Both sorts are cultivated in the same manner, and are of about equal value ; the difference between the "laen" and the "jurhan" is, that the former arrives at maturity, in Kartick, whereas the latter does not ripen till Aghun. The

most approved varieties of the "laen" are those called "birinj phool," and "ajain" and of the "jurhan" the dark and the red "sookdass."

39th. The cultivation of these rices is attended with considerable labour, each stalk being separately planted with the hand, the seed is first sown as closely as possible in a small patch of ground conveniently situated for the purpose, and when the plant is about six inches high, it is plucked up, and each stalk planted separately, at the distance of a span apart, in the fields already prepared to receive the crop. A fine day is selected for the operation, for as the stalks are merely thrust into the moist earth with the hand, if heavy rain was to fall within four and twenty hours, a large portion of the crop would be washed away.

40th. The "laen" is very generally succeeded by a crop of grain, * but as the "jurhun" is not reaped till so late in the season, the land occupied by it is not available for rubbee cultivation. The average produce per acre of either sort may be estimated at about 18 maunds of paddy or 9 maunds of clean rice; this when new is usually sold at the rate of 10 or 11 seers for the rupee, but for the old as high a price as a rupee for seven seers is obtained.

41st. There is a fair extent of sugar-cane cultivation in the district particularly in the western pergunnahs. Three descriptions are grown, of which the "Burroakha" a thin tall white cane is that most generally met with. Another is styled "Surrowtee," the cane of which is soft, and thicker and shorter than the former; the third, "Suboa" or "muttena," is of a finer description, and its produce clearer and more valuable than that of the others; this however is not extensively grown, being an expensive kind of crop, and requiring great attention.

42nd. The land being prepared for the crop by manure, where means are available, is ploughed several times, and the cane is planted in the furrows. It requires irrigation from five to eight times, and the crop is cut in the end of Ughun or in Poos: if delayed till Magh the raw sugar is inferior in consequence of its having been extracted from too old canes.

43rd. After yielding a crop, the land lies fallow for a year, during which the villagers herd their flocks of sheep and goats on the ground as much as possible, by way of manuring it. Occasionally a crop of hemp "sunnyee" which occupies the soil for a short time only, is obtained in the intermediate year.

44th. The rent rates paid for land occupied by sugar-cane are the same as those paid for other goend lands, with the addition only of one rupee per beegah for the year in which the crop is actually cultivated: in the year when the land lies fallow, no difference either one way or other is made in the rates.

45th. Some cultivators raise sugar-cane on land which has only just been cleared of a rubbee crop: this from being planted in the beginning of Jait is called "jaitooa," but the system is not successful; the canes are stunted and the produce inferior: it is necessary that the land should lie fallow before any thing approaching to a rich crop can be obtained.

46th. The value obtained from an acre of cane, ranges from 47 or 50 rupees to as high as 140 or 150. The average proceeds are about 70 rupees, it is only in particular cases where the greatest care is bestowed on the cultivation, and where irrigation is repeated every third day, that the returns are as high as the larger sums mentioned.

47th. Tobacco is another description of valuable produce which is met with in small quantities. It is chiefly cultivated in pergunnahs Bind-kêe, Futtehpoor, Huswa, and Hutgam; the finest I saw being in Bindkee. It thrives well, but only the coarser descriptions are grown. There are three classes, turêzee, dorêzee and ekrêzee; the first is planted in Kartick and yields three crops of leaves, the second in Poos yielding two, and the third in Phagoon or Magh, from which only one set of leaves is obtained. The second and third cuttings however are not so valuable, the leaves being poor and flavourless. The produce per acre generally ranges from 65 to 95 rupees, and the usual rent rate is 28 rupees.

48th. The agricultural castes evince considerable skill in perfectly adapting the different descriptions of crops to the soil best calculated to produce them with the least exhaustion to itself. The staple rubbee productions are wheat, "adgyehun" (wheat and gram), barley, "birrah" (barley and peas) and "jow chuna" (barley and gram,) and the knowledge and experience of the cultivator enables him to select that which is best suited for the year to each particular field, and to regulate his khureef cultivation also so as to ensure each field being in the condition best adapted to receive that particular crop which he designs to occupy it.

49th. In most villages a proportion of goend land is assigned each year to rubbee cultivation. During the khureef it remains unoccupied and is styled "chowmas;" from this the richest and most abundant rubbee productions are obtained. It is usually appropriated to wheat as the most valuable description of produce, which however is not cultivated where there are no means of irrigation, unless in turree and kuchar where the soil is naturally so moist as to render it unnecessary. As much as 28 maunds of wheat are sometimes obtained from a single acre of land, but this is only in particular instances; the average produce is about 18 maunds.

50th. The "chowmas" of one season is occupied the next as usual by khureef produce, succeeded by rubbee of the description best adapted to its then condition, whilst other lands in their turn receive a respite;

and are not occupied with a khureef crop for the year. By thus constantly changing the crops the soil retains its fertility through a series of years, and there is no perceptible falling off either in the quality or in the quantity of its produce : there is no fixed rule by which these changes can be regulated, they must depend entirely upon the knowledge and experience of the cultivator.

51st. Gram is chiefly cultivated as a second crop to rice and in the villages adjoining the Jumna ; where it thrives remarkably well and is very luxuriant ; mussoor is also a favourite crop in that direction. Peas are also sown after rice, and being cut in Phagoon, render the land available sometimes for further produce ; water and musk-melons occasionally occupying the land from which a crop of rice and another of peas has already been obtained.

52nd. In the rich goend lands immediately adjoining a village, particularly in those which are cultivated by kachees, garden produce of various descriptions occupies the soil throughout the year. In similar situations and where means of irrigation are abundant, poppy cultivation prevails of which there are about 3500 acres throughout the district.

53rd. Hereditary assamees in the strict sense of the term are rare, but those holding right of possession at fixed rates are very general, indeed in most villages the rents are never changed and in several instances the prescribed rate is so determinately fixed, and so strictly adhered to by both zemindars and ryots, that written engagements between them are unnecessary, and have not been entered into for many years past ; the occupier of any field paying for his occupancy at the rate long established custom has prescribed and which cannot be increased or diminished by either proprietor or cultivator.

54th. When land is cultivated by paheekasht assamees they usually receive Pottahs for one year, which are renewed as often as the same assamee wishes to continue his possession. In small holdings, which in consequence of there being no village, are entirely cultivated by non-resident assamees, the land is so constantly occupied by the same cultivator, that by degrees he obtains a right, established by custom, to hold it at a certain rate, and in these cases the proprietor would never attempt to enhance his demand.

55th. The rent rates paid for land planted with tobacco, sometimes amount to as high as 28 or 30 Rupees per acre, but with this exception, and that of the additional one rupee per beegah for sugar-cane, which I have before mentioned, the description of crop the ryot may cultivate is not allowed in any way to affect the amount of rent paid by him for his land ; and no other rates in any part of the district exceed the amount of 17 or 18 Rupees per acre, which amount indeed is unusually high.

56th. Ten and twelve rupees, however, are by no means an uncommon rate for an acre of good goend land, especially in some of the western pergunnahs where the rents are high; and a very handsome profit is still obtained by the ryot, especially if he is of the koormee or kachee caste, or otherwise a good agriculturist. The land cultivated by the castes mentioned is always remarkable for the great richness of its produce, and their skill in improving an estate is equal to their general agricultural knowledge.

57th. When the great fertility of the district generally is considered, and when the average produce in quantity and market value is compared with the amount of the rent rates per acre, it would appear that, after allowing a just deduction for the expense of cultivation, the actual surplus remaining to the cultivators would be considerable, and their condition consequently prosperous.

58th. The parties, however, who absorb the largest portion of the proceeds of the soil, which should properly belong to the ryot alone, are the bunnea mahajuns. The ryot, it is well known, has never any capital; should he save any thing from the previous year's produce he dissipates it almost as soon as it is obtained. The zemindars have not generally the power, even if they had the will, to make advances to their ryots, and therefore the latter are obliged to borrow money from men of capital to enable them to cultivate their lands and to pay the first instalments of their rent to the zemindars, which is called for before they can turn their first crops into cash.

59th. The more respectable mahajuns take 24 per cent. for their money; in addition to which they receive payment in grain, calculated at the lowest rate to which it may fall during the year. It is evident therefore that the ryot having to pay enormous interest, and to dispose of his produce at so unfavorable a rate, can seldom realize more than a bare subsistence, and this even, in a bad season he frequently owes to his mahajun, who if respectable and of extensive business, never presses him when aware that he cannot pay, but defers his demand till a more favourable season, when he is certain of recovering it, in part at least, from the first crops reared.

60th. Sometimes the ryot cannot obtain even these terms, an additional seer in the rupee being demanded in excess of the lowest rate at which grain is sold during the year. This is the case usually when the mahajun is newly established, and has no great local interest; such an one also will not refrain from pressing his demand, however calamitous the season may be, so that it frequently happens that the cattle and implements of husbandry of the ryot are seized and sold, and he himself compelled to desert the village.

61st. The bunneas and mahajuns are consequently the most thriving class in the district, and make very large profits. They store up immense quantities of grain which they have obtained at the lowest possible rates, and retail it at prices regulated by themselves, or, when profit is to be so obtained, export it to the westward or across the Ganges.

62nd. The exports however are not usually large; beoparces occasionally purchase and carry off supplies of grain to Cawnpore, and the western districts beyond it. The mahajuns also export it themselves in the same direction and in larger quantities, when there is a demand. A scarcity in Oude draws the produce of this district to that quarter, and in return when the prices here are higher than on the other side of the Ganges, imports are made from thence.

63rd. A good deal of raw sugar finds its way into Bundelkhand where there is always a demand for it, but the larger portion produced is consumed in the district itself. No exports take place to the eastward. There are indeed no trading transactions at all sufficiently extensive to affect the prices of the various descriptions of produce one way or the other. These prices are always remunerative and occasionally high.

64th. As an evidence of the thriving circumstances of the class of traders I have been treating of, it was curious to remark the number of new pukka buildings of various descriptions, either complete or in progress, which I met with in my tour through the district. I was almost invariably informed, on inquiring to whom a substantial brick residence belonged, or by whom a gay shewala or other place of worship had been erected, that they were the property of some bunnea or mahajun.

65th. The circumstance of the first instalment of the Government Revenue not being now demanded till after the khureef harvest is gathered, has in a few instances already induced some ryots, more intelligent and thrifty than the generality, to endeavour to break off their connection with the mahajuns, and by the sale of a part of their khureef produce obtain funds sufficient to meet the demand of the zemindar, and for their own expenses, and thus render themselves independent. This however has very rarely occurred; and whilst the character and habits of the lower classes of the agricultural community remain as they are at present, there is but slight hope that a system so injurious to their prospects will be abandoned.

Tenures.

66th. The tenures throughout the district are, with few exceptions, zemindaree, in which class I include all mehals, where, although seer lands may be in the occupation of the owners, and consequently the entire cultivation is not carried on by non-proprietary assamees, yet no sys-

tem of collections by bach, h exists and the liabilities of each party are in proportion to his recorded fractional share in the estate.

67th. Pure putteedaree and bhyacharah holdings are both of rare occurrence ; they are occasionally met with in the large mehals bordering on the Jumna, but with very few exceptions are not found to exist elsewhere.

68th. There are a few imperfect bhyacharah estates, such as Aorye in Huswa ; Seorahmow in Ghazeepoor ; and Jumrawun puttee Lekhraj in Futtehpoor ; in these, part of the land is " Shamilat ryottee," and the remainder in the occupancy of a numerous proprietary brotherhood, each thoke or puttee being minutely sub-divided in itself.

69th. In these and similar instances the whole of the proceeds of the " Shamilat ryottee" land are first appropriated to the payment of the Government demand as far as they will go, after which the balance remaining, together with the village expenses, is realized by bach, h on the possession of the several proprietors.

70th. In zemindaree estates, when the owners occupy seer land, it is independently of each other and of their general liabilities ; the collections are made in common, and if they exceed the amount of the Government demand, the surplus is distributed to each holder in proportion to his fractional share ; if they do not amount to the required sum, each sharer is called upon to make up his portion of the deficiency in the same manner ; but the seer land is not considered ; each party may gain what profit he can from his own.

71st. Again when it is so arranged amongst themselves, the several sharers collect independently each from their own assamees ; in this case there is no general distribution of profit and loss at the end of the year. Every holder is liable for his portion of the Government revenue according to the amount of his fractional share, and his profit or loss is a matter of merely individual concern.

72nd. In several villages there are parties who, by right of inheritance, were entitled to a share in the mehal, but have never obtained it ; their position is somewhat anomalous. Belonging to the family of the actual proprietor, they hold seer lands, so called, but for which they pay rent at a rate lower only than that demanded from the generality of the ryots, from whom their situation differs in this point only—they having no control over the management of the estate, nor any concern with or interest in the annual profit. Many of these people brought forward a claim to settlement on the ground of their relationship to the actual proprietors, but as it was evident that they had never been in possession as, or enjoyed any of the rights of zemindars, I left them in the same position they had always retained.

Remarks on the several pergunnahs individually.

73rd. The following observations have reference to each pergunnah individually, in the order in which they came under settlement, and annexed in the margin is a statement of the assumed rent and deduced revenue rates per acre in each.

Kora Jehanabad. 74th. This pergunnah which is the largest in

Class of soil.	Assumed rent-rates per acre.			Deduced Revenue-rates per acre.		
	Rs.	As.	Ps.			
1st class irrigated, . . .	6	0	0	3	14	2
1st do unirrigated, . . .	4	0	0	2	0	6
2nd do. irrigated, . . .	5	0	0	3	3	10
2nd do. unirrigated, . . .	3	0	6	1	15	1
3rd do. irrigated, . . .	2	0	0	1	4	9
3rd do. unirrigated, . . .	1	0	0	0	10	4

the district containing 23½ square miles derives its name from the two large qusbahs of Kora and Jehanabad, which are situated together (the latter being only separated

from the former by a road) in its north-eastern quarter. They are places of some note, large and populous, and generally substantially built. Most descriptions of country produce are procurable, and there are several mahajuns and other men of substance, and capital residing there. In Kora is a very magnificent pucka tank of great size and depth, and retaining a constant supply of clear water, which was built by the chuckle-dar "Almas Ali Khan," facing which is an elegant Baradurree (erected by the same person) surrounded by a neat garden and clumps of mango and other fruit trees.

75th. The circumstances and general condition of the pergunnah vary as much as its fertility; the finest soil, most abundant irrigation and highest productive powers in some parts, being contrasted with sterile wilds destitute of irrigation, and barely affording a meagre return to the cultivator; in others, whilst the populous and thriving villages surrounded with the richest cultivation, and evincing every sign of prosperity which are met with in one direction, by no means prepare one for the aspect of other portions of the pergunnah, in which scanty patches of cultivation are scattered over rugged soil intersected continually with ravines, and where ruinous and dilapidated villages, and the remains of deserted Poorwas constantly occurring, give a peculiar air of poverty and desolation to the scene.

76th. The northern and central portions are generally equal to any parts of the district in fertility and richness of produce; sugar-cane of a valuable description is extensively cultivated; irrigation from pucka wells is abundant, and cultivators of the best agricultural classes numerous. In the villages immediately contiguous to the Rind nullah however the soil sometimes is not so fertile and the cultivation less rich.

77th. This stream which flows through the pergunnah and the neighbouring one of tuppeh Jarin a south-easterly direction till it falls into the Jumna, has its course marked throughout by ravines and tracts of kunkur land to a considerable distance generally on each side of its banks, and in these parts the more valuable descriptions of produce are less frequently met with, and the appearance of the cultivation and of the country generally is less indicative of fertility and abundance. In kuchars at the bottom of ravines, however, which have lately fallen in, and on the edge of the stream itself, there are occasionally very excellent wheat crops.

78th. On the southern quarter there is another nullah styled the Noon, which is a shallow stream, flowing for some distance nearly parallel with the Jumna, and about 3 or 4 miles from it; near this nullah there are also deep ravines and kunkur wastes, indeed the space of land between it and the river is composed of little else. It is in this quarter that most of the estates are situated which suffered in the year of drought, and are generally in the most depressed circumstances.

79th. The assessment of several of these mehals was always very high, more so indeed than they could support, even without taking into consideration the common accidents of seasons; and the result has been that many of them have become so depressed, that the only prospect of saving them from total ruin was in reducing the juma sufficiently to encourage the zemindars to bring their estates again into full cultivation, and enable them to supply the places of those ryots who had died or absconded during seasons of distress; as well as by the lowness of the assessment to insure the future welfare of the estate, and render it capable of supporting the pressure of an unfavourable season without being crushed by it.

80th. The reductions I have proposed will be found in some instances very large, but they were unavoidable; no parties would have engaged for the mehals on the former terms; the revenue could not be collected for there were no assets, and no one could be found willing to purchase or farm. The estates were becoming year by year more impoverished instead of recovering themselves, but the moderate assessments now proposed, will, there is every reason to hope, soon restore them to prosperity, and prevent them from again falling into such an unnatural state of depression.

81st. There are several mehals which, having suffered more than the generality, required larger reductions than it was at all necessary to grant in perpetuity. In these cases I have proposed a progressively increasing juma, which, whilst it affords the estates that present relief without which they would be unable to recover themselves, secures

the just demand of Government for the future, when the remissions temporarily required, will be no longer necessary.

Tuppeh Jar. 82nd. The villages in this pergunnah which border

Class of soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, . . .	7 4 0	4 11 0
1st do. unirrigated, . . .	4 0 0	2 9 10
2nd do irrigated, . . .	6 4 0	4 1 4
2nd do. unirrigated, . . .	3 0 0	1 15 3
3rd do irrigated, . . .	2 0 0	1 5 0
3rd do. unirrigated, . . .	1 0 0	0 12 10

on the Jumna, afford a striking contrast to those similarly situated in Kora, although the two pergunnahs are continuous, these being in all respects

prosperous, and exhibiting none of the signs of decay and impoverishment, so frequently apparent in the others. The pergunnah indeed throughout is one of the richest and most highly cultivated in the district; well irrigation is very abundant, and sugar-cane and other rich produce is general and extensive. On the banks of the Jumna is a rich strip of turree which produces the finest wheat crops; to this the villages on the river may perhaps be indebted for their prosperity, those in Kora not having such an advantage.

83rd. The rate of assessment falls higher on this pergunnah than on any other: this however has always been the case, and the increase I have demanded is obtained entirely from those mouzahs which, possessing equal, and perhaps superior fertility and resources, were assessed at a considerably lower rate than the generality. I have not increased the general rate, but continued that always paid, merely equalizing it in particular instances. The pergunnah is in a very high state of prosperity; its revenue is always first collected, and with greater ease than that of any other, and its having passed through the season of drought uninjured, whilst the neighbouring one of Kora suffered so severely, shewed at once that, notwithstanding the high rates, no undue severity of assessment existed.

84th. The rents received by the zemindars are high in consequence of the extreme smallness of the local beegah on which they are calculated, which contains only 1 rood 17 poles, whilst the rates fixed on it are the same as those of the neighbouring pergunnahs where the beegah is larger. The chuckledar Zein Oollah Deen Khan held talooka Bindour, which is composed of several of the richest villages, as his jagher, and it was in his time that the beegah was reduced to so small a size. He left nine sons and five daughters, with the survivors of whom the talooka is now for the first time settled; it was resumed in 1828, but has up to the present time been held by Syud Mohumud Khan, the youngest son, as managing farmer on the part of the other sharers.

Bindkee. 85th. The rates of assessment of this pergunnah are also

Class of soil.	Assumed rent-rates per acre.	Deducted revenue-rates per acre.
1st class irrigated, ...	7 0 0	4 9 1
1st do. unirrigated, ...	4 0 0	2 7 5
2nd do. irrigated, ...	6 0 0	3 14 8
2nd do. unirrigated, ...	3 0 0	1 15 4
3rd do. irrigated, ...	2 0 0	1 4 6
3rd do. unirrigated, ...	1 0 0	0 10 4

high, and I have been obliged to propose considerable reductions in individual cases, though from increase obtained elsewhere the total amount of the juma is very little diminished.

There are several estates, chiefly in the south-western quarter which, always highly assessed, suffered much in the year of drought, and consequently are now in very depressed circumstances. The decrease I have granted will, I have no doubt, soon enable them to recover their accustomed prosperity and maintain it for the future.

86th. The Grand trunk road passes through a very fertile portion of this pergunnah; the cultivation near it is rich, especially tobacco, which thrives well, and is remarkable for its luxuriance. Elsewhere sugar-cane and garden produce attracted my attention; indeed the cultivation generally is throughout beautiful, except in the immediate vicinity of the Ganges where, as usual, there is a good deal of rugged broken land occupied chiefly with cotton cultivation, sometimes intermingled with scattered patches of thorn and grass jungle; below which however, in some villages there is a rich kuchar.

87th. On the north-western quarter also there is a Nuddee, the Pandoo, which forms the boundary between this district and Cawnpoor, and near it there are large tracts of kunkur waste intersected with shallow ravines. Some of the estates in this direction are rather poor, the soil being occasionally very indifferent, and a reduction was requisite in a few instances. There is a small extent of rice land in some of the mehals to the south-west which was occupied chiefly with a second crop of gram when I visited the spot in December.

Kooteah Gooneer. 88th. Up to the present time Kooteah and

Class of soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, ..	6 0 0	3 10 9
1st do unirrigated, ...	2 0 0	1 14 4
2nd do. irrigated, ...	5 0 0	3 2 6
2nd do. unirrigated, ...	2 8 0	1 9 3
3rd do. irrigated, ...	2 0 0	1 4 2
3rd do. unirrigated, ...	1 0 0	0 9 8

Gooneer have each constituted a separate pergunnah, but the villages of the two were so intermingled, that it was impossible to define a boundary between them without en-

tirely changing the general character of each. Therefore as they are

both small, and together form only a compact and moderate sized pergunnah, I have incorporated them in one, under the style of Kooteah Gooneer, including at the same time a few villages which, from their situation, it was necessary to transfer from Futtehpoor. Kooteah Gooneer generally resembles Bindkee in the richness of its cultivation, but there are extensive jheels to the westward, principally available for rice cultivation which is in most places succeeded by a good rubbee crop. The abundance of well irrigation is favourable for the cultivation of the richer descriptions of produce, amongst which sugar-cane and tobacco are conspicuous. On the Ganges there is a fertile and very extensive kuchar which extends nearly the whole length of the pergunnah and produces wheat and barley of the finest description without the necessity of irrigation.

89th. I have obtained a moderate increase which there will be no difficulty whatever in realizing. The rates per acre are raised somewhat higher than they would otherwise have been, by the transfer of the villages from Futtehpoor, the former juma of some of which, although higher than usual, has been retained in consequence of their great richness, rendering any decrease unnecessary.

Acch Suh. 90th. This is a small pergunnah centrally situated.

Class of soil.	Assumed rent-rates per acre.	Deducted revenue-rates.
1st class irrigated,	6 8 0	4 0 6
1st do. unirrigated,	4 4 0	2 11 2
2nd do. irrigated,	5 8 0	2 7 10
2nd do. unirrigated,	3 8 0	2 1 0
3rd do. irrigated,	0 0 0	0 0 0
3rd do. unirrigated,	1 0 0	0 10 0

It is favorable for rice cultivation being of a low level and abounding with jheels and tanks. A considerable portion of its area is accordingly occupied with crops of "laen and

"jurhun" rice during the khureef harvest, and which in parts are succeeded by gram; sugar-cane is also grown to a moderate extent.

91st. Some increase has been obtained; the transfer of a large and rich estate, Bahooa, from Futtehpoor has raised the rates of assessment per acre higher than they otherwise would have been.

Moottour. 92nd. Moottour is situated on the banks of the Jumna.

Class of soil.	Assumed rent-rates per acre.	Deducted revenue-rates per acre.
1st class irrigated,	7 0 0	4 9 5
1st do. unirrigated,	4 8 0	2 15 3
2nd do. irrigated,	6 0 0	3 14 11
2nd do. unirrigated,	3 8 0	2 4 9
3rd do. irrigated,	2 8 0	1 10 2
3rd do. unirrigated,	1 0 0	0 10 6

It is deficient in irrigation, but with few exceptions the villages on the river possess the advantage of some rich turree and kuchar lands, and the general character of

the soil, except in those parts where there are ravines, and on the south-eastern extremity, is one of great fertility. The river takes a very abrupt and eccentric turn on the western side of the pergunnah, and from the appearance of the country it is evident that in former times its course was different, and that at some remote period it flowed over lands which now constitute the mehals of Adhawul, Oorowlee, Dussowlee, and part of Lulowlee. These lands are perfectly level, sloping gently to the water's edge, and consist generally of a rich dark soil which produces most luxuriant crops; further inland where the natural course of the river would have been, a precipitous bank arises, such as usually marks the course of the Jumna; beyond which again are a succession of ravines and tracts of kunkur, similar to those which characterize its immediate vicinity. The map will shew the peculiar turn which the river takes, and the projecting shoulder of land, comprising the areas of the mehals I have named, which is formed by it.

93rd. A further consequence of this is that, in villages situated in land, and at some distance from the water's edge, there is found very rich kuchar, which yields wheat and barley crops equal to those produced in the best irrigated land, and for which rents of 9 and 10 Rupees an acre are paid.

94th. This explanation is necessary to account for the high rate of assessment which falls on some of the estates thus situated, in one or two of which, particularly Muhna, notwithstanding the very large reduction proposed, the juma is still unusually high.

95th. Below this spot, and extending itself some distance along the river side, is a large mehal, Korra kunnuk, the settlement of which was attended with some difficulty. It was formerly a large bhyacharah estate, but was sold in the year 1227 F. S., for arrears of revenue, and purchased by Byjenath, Mahanarayun and Teg Chund, the two former of whom soon after disposed of their shares to the latter who thus became the sole proprietor. He was the father of the present zemindar Nund Lal.

96th. The former proprietors have continued to retain possession of the lands forming their respective puttees, or bee-ars as they are called, for which they pay rent to Nund Lal. These bee-ars are each of from one to six hundred beegahs in extent, with the interior management of which Nund Lal has nothing to do, they being cultivated by the former proprietors themselves, or by assamees introduced by them, and accounting to them only.

97th. It will thus be seen that Nund Lal has no direct control over the assamees, that he must depend upon the old zemindars for his receipts, and that the interior management of the estate is rather more in their

hands than in his. Indeed since the sale of the estate until now, these parties have retained their position, and all efforts on the part of the purchasers to introduce a more satisfactory and more profitable arrangement have failed.

98th. By the present measurement a considerable increase in the cultivated area was brought to light, and a corresponding increase in the juma demanded; upon this Nund Lal refused to engage stating that the former proprietors would never allow him to revise his rates according to the Ameen's measurement, or pay him more than they had previously done, and that consequently the income he derived from the estate would not be sufficient to enable him to meet the increased demand of Government.

99th. As I saw no reason for assessing the estate at a lighter rate merely because the zemindar did not, in his own opinion, possess that control over it which he thought necessary, I adhered to my original demand, and the mouzah remained unsettled till the season for the khureef sowings, when I sent an officer there to attend to the cultivation, and proposed placing the estate under kham management.

100th. After I had taken steps for this purpose, the former zemindars came forward and begged to be allowed to engage for the estate as farmers, an offer which I accepted on condition of their finding good security; at the same time I made them enter into a written engagement immediately to accept pottahs from Government for the full extent of land in their several occupations, according to the present measurement, at the rates per beegah they had always paid, so that in the event of their not obtaining the requisite security, there should be no further difficulty in providing for the Government demand.

101st. After this had been done, Nund Lal again came forward and made an unconditional offer for the estate at the juma proposed by me. I told him that, having already taken engagements from farmers, I could not accept his offer, but the old zemindars having been unable, after repeated postponements, and every allowance of time, to obtain security, the estate was at last settled with him.

102nd. He does not however possess, nor has he ever had that exclusive control over his estate which a zemindar usually enjoys, and while such an extent of land is held by the present occupants nearly on their own terms, he must of course depend upon them to a considerable extent, both for the amount and collection of his rent-roll. The Government revenue, however, I consider to be perfectly secure: should he fail in his engagement, it could easily be collected by placing the estate under kham management, and employing one or two of the most respectable of the former proprietors in the collections, under a suzawal, but in the event

of the estate being brought to sale for arrears, I think few would be found willing to purchase.

103rd. In the villages to the south and east of Korra Kunnuk the soil is good and the crops luxuriant: gram in particular thrives remarkably well; a strip of turree extends to the boundary of Lumetha where it ceases. In this last named mouzah the produce is generally indifferent, and the soil is mostly hard black clay through which, unless there is constant rain, no crop can force itself. It splits into large fissures from the heat of the sun, and is altogether unproductive. The assessment will be found proportionably light.

104th. Sugar-cane is of course in a pergunnah thus situated but seldom met with; it is however grown occasionally, and without irrigation, a circumstance which I have not observed in other parts of the district. The land is always manured but the canes are stunted and their produce not abundant.

105th. Although in individual mouzahs great alteration has been made in the assessment, yet the total amount of juma has undergone very little change. A trifling increase only is obtained, but the rates at which the assessment falls will not be considered too low for a pergunnah situated on the Jumna, however productive, as this one undoubtedly is.

Ghazeepoor. 106th. Ghazeepoor struck me as being the least fertile portion of the district which I had yet visited. The villages in the vicinity of the Jumna where there is no turree, which is often the case, are unproductive; the oopurhar land is

Class of Soil.	Assumed rent-rates per acre.	Deducted revenue-rates per acre.
1st class irrigated,	5 12 0	3 11 2
1st do. unirrigated,	3 8 0	2 4 0
2nd do. irrigated,	4 12 0	3 1 0
2nd do. unirrigated,	2 8 0	1 9 8
3rd do. irrigated,	2 0 0	1 4 7
3rd do. unirrigated,	0 12 0	0 7 9

poor and the crops thin and scanty.

107th. Towards the centre, the soil improves and there are some prosperous mehals affording rich produce, with good well irrigation. There are also some rice lands, and numerous tanks which contain water till a late period, and are available for the rubbee. There is very little sugar-cane or similar rich produce. Barley is a favorite rubbee crop, is extensively cultivated and thrives well.

108th. The rate of assessment in some of the larger mehals being excessively and unnecessarily low, I was enabled to advance it considerably, and the result of the settlement therefore shows a moderate increase on the former juma. Some extensive tracts of jungle are met with, principally dhāk, which might be profitably reclaimed.

Ekdullah. 109th. The increase demanded from this pergunnah

Class of Soil.	Assumed rent- rates per acre.	Deducted reve- nue-rate per acre.
1st class irrigated,	5 12 6	3 12 2
1st do. unirrigated,	3 12 0	2 7 3
2nd do. irrigated,	5 0 0	3 4 4
2nd do. unirrigated,	2 12 0	1 12 9
3rd do. irrigated,	2 0 0	1 4 11
3rd do. unirrigated,	1 0 0	0 10 6

is larger than that obtained from any of those previously settled, but the rates at which the revised assessment falls, will show that the limits of moderation have not been exceeded. The western and

northern quarters are characterized by abundant fertility. Rice is extensively grown, the low level, and the number of tanks and jheels in these directions, being peculiarly favorable for it; it is succeeded by rich rubber productions irrigated abundantly from wells; in some mehals nearly the whole area was occupied with a second crop of the most luxuriant and best description. The rice grown is of the "shalee khoord" class, so that the soil which produces it, is always available for rubber produce; sugar-cane is rarely met with.

110th. The north-eastern quarter towards Ghazee-poor is the poorest, Rampoor and the villages contiguous being of hardly average fertility. The cultivation is deteriorated by the coarse grass which is constantly springing up, and the soil is not of a productive description generally. There is a quantity of thorn and dhák jungle also in this direction.

111th. In the villages adjacent to the Jumna, cotton is very extensively grown, more so indeed than in any other pergunnah with the exception of Kora. The greater number of estates immediately on the bank of the river possess the advantage of rich turree land; this is particularly the case in talooka Gurha, along the whole of which there is a broad belt bearing fine wheat crops. In talooka Kote there is turree to a considerable extent; besides which, in kote khass, there is a tract of level kuchar of the most fertile description.

112th. The proprietors of talooka Kote form a distinct tribe, whose history extends to a remote period, and who are quite a separate, and in their own opinion, superior class to the generality of Musalmans in the district. The founder of their family was Mullick Bhahul, a Ressaldar in the service of Sultan Allah Oodeen, the first monarch of the Ghorian Dynasty who flourished 700 years ago. He was of the tribe of Khokur in Afghanistan, and having been endowed as a reward for his services with the village of Koto, the site of which was in those times occupied by a strong fort, established himself there.

113th. His family prospered, and his descendants rapidly increased in number and extended their possessions. At later periods and at various intervals they purchased the several estates which now constitute the talooka, the chief village of which has been in the possession of this one family for an uninterrupted period of 700 years. The tribe now numbers about 8000 males; they pride themselves on the antiquity and purity of their descent, and keep themselves much apart from the other Mussulmans whom they affect to regard as an inferior class. They will intermarry with the families of Sheikhs or Syuds, but look upon a Mogul or a Puthan as quite a "novus homo" with whose family it would be derogatory to form a connexion. Numbers of them enter the army; indeed they follow no other profession; those who find their share in the talooka insufficient to support them, take service as sepoys. Although they are so numerous and by no means united, having frequently serious disputes, they have never been known to apply to the Courts for redress, always settling their differences amongst themselves.

114th. About 1600 hold shares in the talooka as proprietors. The revenue is collected by a bach, h on possession arranged many years ago, and which is still in force—the increase I have demanded has been distributed in the same manner. Each sharer introduces his own assamees, or cultivates his land himself as he pleases; the assamees are not responsible to the community, but only to the sharer who introduces them; the greater part are members of the family, descendants by the female side. Previous to the settlement the whole talooka formed one mehal, but I have now at the request of the parties themselves, and also to facilitate the collections, formed each mouzah into a separate mehal. The liabilities of every member of the brotherhood have been accurately defined and recorded, and it has been agreed among themselves that the balance of any defaulting putteedar, shall be paid up by the others of the community to whom the defaulter's share will be transferred. From these arrangements, which have been made with the full consent of all parties, I do not anticipate for the future, that difficulty in realizing the revenue which has very frequently been experienced.

Dhata. 115th. Dhata greatly resembles Ekdullah in its main fea-

Class of Soil.	Assessed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, ...	6 0 0	3 13 10
1st do. unirrigated, ...	3 12 0	2 6 8
2nd do. irrigated, ...	5 0 0	3 3 7
2nd do. unirrigated, ...	2 12 0	1 12 4
3rd do. irrigated, ...	2 0 0	1 4 7
3rd do. unirrigated, ...	1 0 0	0 10 4

tures. It is equally fertile; rice crops are proportionately extensive, and in the same manner are succeeded by various descriptions of rub-
bee. No sugar-cane

is cultivated. By the revised settlement a moderate increase is obtained.

Hutgam. 116th. The increase demanded in this pergunnah is

Class of Soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, . . .	5 12 0	3 11 8
1st do. unirrigated, . . .	3 12 0	2 7 0
2nd do. irrigated, . . .	4 12 0	3 1 1
2nd do. unirrigated, . . .	2 12 0	1 12 7
3rd do. irrigated, . . .	2 0 0	1 4 9
3rd do. unirrigated, . . .	1 0 0	0 10 5

large, but in addition to its being one of great resources, the former assessment was generally low; the rice cultivation is valuable, and more extensive than

in other parts of the district and the means of irrigation for the rubber harvest are also more abundant. Sugar-cane is not extensively grown, but tobacco, garden produce and poppy, receive a more than usual share of attention; two per cent. of the cultivated area is occupied by them, which is a larger proportion than is met with in any other pergunnah.

117th. There are numerous talookas among which Arampoor Busahee, belonging to two brothers, chowdhrees Roostum Alli, and Sadick Alli, and Buhadoorpoor Khaga, the estate of Duryao Singh, are the most remarkable. Arampoor Busahee contains 52 mouzahs, and is a very valuable property—but the sole owners, the two chowdhrees, are injuring it and themselves as much as possible, by their constant bickerings and quarrels; many of the villages composing it are unusually rich.

118th. Talooka Buhadoorpoor Khaga consists only of one large mouzah, the joint property of Duryao Singh and his brother Neernaul Singh who are of the Lodh caste. Duryao Singh, who is sometimes designated as Thakoor though he has no right to the title, is not very popular, and is especially dreaded and probably not without reason, by his immediate neighbours, on whose lands he has, by all accounts, frequently encroached. I believe him to be however worse spoken of than he deserves; he is certainly a liberal man, and expends considerable sums yearly in charity. No one in want of a meal ever applies to him in vain, and as his residence at Khaga is situated on the Trunk road, the assistance he constantly renders to indigent travellers and others, is productive of much good, and not unattended with considerable expenditure to himself.

119th. In this pergunnah there are some very extensive tracts of waste; immense plains of oosur perfectly level and on which hardly a blade of grass is produced are met with, especially in the vicinity of the trunk road; there is also a considerable extent, of dhâk jungle, a great portion of which might be profitably reclaimed.

Kotelah. 120th. Kotelah which consists of a strip of land on the banks of the Ganges, is, though small, divided into numerous mehals, the area of several of which comprises only a few acres. The charac-

Class of Soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, ..	5 4 0	3 5 1
1st do. unirrigated, ..	3 4 0	2 0 11
2nd do. irrigated, ..	4 4 0	2 11 0
2nd do. unirrigated, ..	2 4 0	1 6 9
3rd do. irrigated, ..	1 8 0	0 15 2
3rd do. unirrigated, ..	0 12 0	0 7 7

ter of the soil is *light*, excepting in the villages adjoining Huttagam, where it is of a rich description. In this direction and in a few of the west central vil-

lages, rice is a favorable production, succeeded, as it usually is, by some kind of rubber for a second crop.

121st. There is no kuchar on the Ganges, the bank being high and precipitous along the whole face of the pergunnah and the river flowing immediately at its base. Well irrigation is very abundant, and in some of the rice villages there are tanks which retain water till a late period; but where means of irrigation are not available, the crops are generally indifferent in consequence of the lightness of the soil. Some of the mehals were so lowly assessed that a moderate increase is obtained by the revised settlement.

Hutwa. 122nd. This pergunnah is centrally situated;—it abounds

Class of soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated, ...	6 0 0	3 13 6
1st do. unirrigated, ...	3 12 0	2 6 5
2nd do. irrigated, ...	5 0 0	3 3 2
2nd do. unirrigated, ...	2 12 0	1 12 2
3rd do. irrigated, ...	2 0 0	1 4 1
3rd do. unirrigated, ...	1 0 0	0 10 3

with large wheels and tanks and is favorable for rice, several varieties of which are cultivated. The soil is usually of a rich description, and the rice is suc-

ceeded according to its quality, by luxuriant rubber crops.

123rd. Near the old road the soil is of a more indifferent kind, and the crops not so vigorous as usual. There are besides in this quarter large tracts of waste composed of oosur, and occasionally of loose sand with scattered patches of thorns and coarse grass. The richest portion of the pergunnah is to the south where the cultivation is equal to any I saw throughout the district. In this direction Nurraince is situated, a very extensive grain mart where large quantities of all kinds are collected and sold wholesale.

124th. Some of the richest mehals were very inadequately assessed, amongst which, Rampoor Thureason, a large and highly remunerative talooka, was remarkable: from these and other estates an equitable increase has been obtained, which brings the rate of assessment into more just proportion to the richness and prosperity of the pergunnah than it previously was.

Futtehpoor. 125th. Futtehpoor is of greatly varied fertility. On

Class of soil.	Assumed rent-rates per acre.	Deducted Revenue-rates per acre.
1st class irrigated. . .	6 0 0	3 13 11
1st do unirrigated, . . .	3 12 0	2 6 8
2nd do. irrigated, . . .	4 14 0	3 2 8
2nd do unirrigated, . . .	2 12 0	1 12 5
3rd do. irrigated, . . .	1 14 0	1 3 4
3rd do. unirrigated, . . .	1 0 0	0 10 4

the banks of the Ganges in some parts the estates are very unproductive, the soil being of a loose light description, and the surface extremely irregular.

There is also a strip of poor land, intermixed with tracts of oosur which runs nearly parallel with the trunk road through the pergunnah.

126th. The other portions are generally remarkable for the richness of the soil, the facility of irrigation, and for the value and luxuriance of the crops. Rice is extensively cultivated, and almost always gives place to some kind of rubbee. Sugar-cane is grown to a greater extent than in any pergunnah; this is also the case with wheat, and other rich productions meet with proportionate attention. Near the town of Futtehpoor the land is occupied with a constant succession of crops, khurreef and rubbee, and the rent-rates are unusually high.

127th. The assessment was more than commonly unequal. In many instances I have been compelled to make reductions from the inalienability of the estates, though naturally rich, to support the very high juma fixed upon them, and in others I have been able to advance the demand considerably still leaving the assessment moderate. The latter case, however, was the most prevalent; and consequently an increase is obtained on the whole. A large amount of this falls upon talooka Junrawun, which was assessed at a rate so entirely inadequate to its area and fertility, that I had no hesitation in enhancing the juma considerably. The talooka, which is in possession of a family of Rugbuns Rajpoots, is situated on the eastern side of the pergunnah and on the banks of the Ganges; it contains 19 mouzals and is divided into three puttees, the first of which is in the exclusive possession of Chooru Singh, a man of somewhat evil repute; no other of the brotherhood, who are numerous, have ever been admitted to a share in the management, but have simply continued to hold their possession at fixed rates, lower indeed than those paid by ryots, but without concern in the profit or loss. The second puttee, Lokhraj, is held jointly by the whole brotherhood, and the revenue assessed by bachli on their respective possessions; the third having been sold many years ago, is in the exclusive possession of the purchasers, who although one of them is grandson of Chooru Singh, of course have no concern with any of the former proprietors.

128th. Both in this pergunnah and Huswa there are a few melhals which, although not too highly assessed, have suffered from calamity of

season or other causes, to such a degree, that some remissions were necessary to enable them to recover their accustomed prosperity. In these cases I have allowed temporary reductions, and proposed a progressively increasing juma.

129th. In mouzah Cheonkha on the south-eastern quarter, Hosein Gunge is situated, a large emporium, where very extensive transactions in grain are carried on. Great quantities of all kinds are here annually collected and the ground in the vicinity is quite honeycombed with the number of kobs or pits in which it is stored. Futtehpour itself is chiefly supplied from this mart, and grain from it is exported to any place, within or out of the district where there may be a demand for it.

130th. Neither the town nor the station of Futtehpour is possessed of any remarkable features; the former is unadorned by a single building of any note, affords nothing in its bazars beyond the most common productions of the country, and contains few residents of rank, family or respectability. The Civil station situated to the south-east of the town consists of a pukka house leased by Government as an office for the Magistrate and Collector, for which purpose it is well adapted, of the few bungalows of the residents, and the jail, which is the most substantial edifice in the place. The Judge's office is accommodated in three small buildings attached to one of the bungalows.

131st. The situation is certainly the most convenient that could have been selected, being as nearly central as possible, and the Grand Trunk Road passing close to it, but in other respects it is not desirable. From its extremely low level, the surrounding country becomes a swamp during the rains, and consequently at that time of the year, the station is unhealthy, intermittent fevers of a tedious and troublesome, though seldom of a dangerous character, being very prevalent especially amongst the natives.

*Services of the Deputy Collectors and of Sheikh Duleel Oollah
Tehsildar of Futtehpour.*

132nd. I cannot conclude this report without making honorable mention of the services of the two Deputy Collectors, Mohamed Sirdar Khan, and Wahid Ool Zeman, who have assisted me in the completion of the settlement. They have fully maintained the high character which their efficiency manifested in other districts, especially in Allahabad, had obtained for them and have throughout carried on the work in a manner as creditable to themselves, as it has been satisfactory to me. Their decisions have been regulated by a thorough knowledge of their duty, and by sound judgment, and the instances in which I have had occasion to interfere have been very rare: I would respectfully beg to recommend them both to the favorable consideration of Government as highly deserving and trustworthy officers.

133rd. Of Sheikh Duleel Oolla also, tehsildar of Futtehpoor, it gives me great pleasure to speak in favorable terms. I have already mentioned the assistance I have received from him in the preparation of the khuteonces, which was most valuable, and throughout the progress of the settlement I have found him in all respects a zealous, active and intelligent officer, to whom the conduct of any duty might be safely entrusted. He is universally respected and looked up to by all classes, and bears a character for uprightness and integrity above suspicion. I should consider any reward of promotion which he might be thought worthy of, well bestowed on him, particularly as he affords a pleasing exception to the general inefficiency which, with few exceptions, characterizes the native officers of his standing with whom I have come in contact during the course of the settlement.

Concluding Remarks.

134th. In the foregoing report I have endeavoured to describe the character and resources of the district generally, and pergunnahs composing it individually, and to explain the system I have adopted in conducting the settlement, and the manner in which I procured the information on which my assessment is based. The result of the settlement is an increase of somewhat less than six per cent. on the former juma, including resumed lands, of which however the extent is not great. Small holdings and detached patches of maafee laud were common in several mouzahr, and the greater part of these have now come under assessment, but entire rent-free mohals were extremely rare. In those cases where the grant was under ten beegahs, and could be considered in any sense as of a charitable nature, or where no other means of subsistence were possessed by the incumbents, I have released the land or settled it at half juma.

135th. It has been my endeavour to avoid any approach to undue severity of assessment, my object being to secure to Government the share of the proceeds of the soil to which they are justly entitled, at the same time that I afforded every proper advantage to those by whom it is occupied. I venture to hope that an examination of the various settlement statements will induce you to be of opinion that this object has been attained.

136th. The rates per acre at which the assessment falls, are higher than those in the Allahabad district, but this has always been the case, and is not the result of the present settlement; the local beegah is much smaller, containing only 1 rood and 29 poles, and the rent-rates are consequently more advantageous to the zemindars. The assessment also of the three districts of Allahabad, Futtehpoor and Cawnpoor, will be found always to have increased gradually in amount, in a line from east to

west, so that in the Cawnpore district it falls higher than it does in this, in the same manner that it is here higher than in Allahabad.

137th. From all I have been able to learn I think I may safely state, that through the district generally the settlement is popular, and that the zemindars regard it as satisfactory; indeed the exceedingly few cases in which it has been necessary to farm an estate, in consequence of the owners refusing to engage is an evidence of this. In consequence of my having been compelled by circumstances to commence the settlements in the western pergunnahs, where little or no increase was obtained, the zemindars of those to the eastward seemed at first disposed to consider themselves hardly used, when called upon for an increase which had not been demanded in other parts of the district; this feeling however was merely temporary, and had ceased to exist before the completion of the settlement.

138th. In my own opinion the pergunnahs in which the greatest increase has been demanded are, their resources and fertility considered, the most highly assessed: but with reference to the whole, at the present time, after carefully examining the several statements, and writing the remarks in form No. III by which I have had the circumstances of each village again brought before me, I am unable to discover any in which I can consider the demand fixed too high.

I have, &c.,

D. T. TIMINS,

Settlement Officer.

REPORT

ON THE

SETTLEMENT

OF THE

DISTRICT OF ALLAHABAD.

CONTENTS.

PAGE.	PARA.
425	1. Submits the usual village statements.
„	2. The size, local divisions and resources of the district.
426	3. Transfers of districts.
„	4. The situation of the district.
„	5. The country across the Ganges ; pergunnahs Chail, Kurra, Kuralee and Uthurbun.
427	6. Pergunnahs Arail and Kheyragurh.
„	7. Pergunnahs Bara, Chowkundee and Nuwabgunj ; statements shewing the amount of juma settled.
428	8. The basis of the settlement, estimates and assessments.
„	9-10. Settlement operations how carried on.
429	11. More or less advanced state of certain pergunnahs.
„	12-13. Fiscal condition of the district.
„	14. Price and consumption of grain ; spirit of speculation.
430	15. Assessment fixed with reference to the fall of prices.
„	16. No difficulty in ascertaining the rents paid for soils and existing rates.
„	17. Table of rates.
431	18. During progress through the pergunnahs the estates carefully examined with respect to their assessments, soils, crops, &c.
„	19. The beneficial results of private conferences with zemindars.
432	20. Personal interviews with zemindars led to the decision as to what juma should be taken from each.
„	21-22. Distribution of the juma promulgated to the proprietors.
„	23. Two Deputy Collectors appointed to assist in the settlement.
433	24. The employment of the peshkar.
„	25. Papers signed by the shareholders relative to the internal management of the estate.
„	26. Formation of kuchars or churs.

PAGE.	PARA.	
434	27-28.	Arrangements regarding the settlement of pergunnah Kheyragurh.
"	29.	The area and extent of the pergunnah; oppression of the Rajah and the misery of the inhabitants.
"	30.	The village communities cling to their estates in spite of oppression.
435	31.	The existence of proprietary communities with a right of management and occupancy is found in a more or less perfect state.
"	32.	Settlement with the village communities excepting the Guhrwars or members of the Rajah's family.
"	33.	The juma of the pergunnah fixed without reference to the difference of soil,—with reasons for so doing.
"	34.	Recourse to putwarees' papers.
436	35.	The pergunnah never better managed than during the minority of the Rajah in 1234 to 1236 F. S.
"	36.	Statement annexed showing the basis on which the assessment was formed.
"	37.	Cases in which greater remission than in others was allowed. Effect of severe seasons.
437	38.	The Rajah's juma.
"	39.	Zemindars elect their own representatives.
"	40.	Attention to rent rolls.
"	41.	Preparation of the jumabundee.
438	42.	The circulation of completed rent rates; rent rolls fairly made known to the people.
"	43.	Copies of the jumabundees given to the cultivators.
"	44.	The district of Allahabad originally possessed by the Dhurs,—forts called Bhurrahdee very numerous.
"	45.	The Dhurs subjugated by the Rajpoots; the Bais Rajpoots; the incursions of the Mohomedans.
439	46.	Estates in pergunnahs Arail and Seraon possessed by Suttoor-sal Brahmins,—Rajpoots gained footing in the pergunnah.
"	47.	The incursion of the Rajpoots the foundation of the present proprietary rights in the land.
440	48.	Majority of the estates held in zemindarce; shares and division of profits.
"	49.	The beegahdam tenure not common.
"	50.	Cotton the staple product of pergunnahs across the Jumna—sugar-cane and rice of those across the Ganges; opium and tobacco of those in the Doab.
"	51.	Importation of cotton and its sale; iron, goor.
441	52.	Principal places where cloth is manufactured.
"	53-54.	Disposal of all maafee grants.

PAGE.	PARA.
441	55. The village police.
442	56. Assessment reached its maximum.
„	57. The fairness of the settlement and contentment of the people.
„	58. Testimony to the assistance received from two Deputy Collectors named.

REPORT

ON THE

SETTLEMENT OF THE DISTRICT

OF

ALLAHABAD.

No. 43 of 1839.

To R. LOWTHER, Esq.,

Commissioner of

SIR,

ALLAHABAD.

I have the honor to report to you the completion of the settlement of zillah Allahabad. The usual pergunnah and village statements prescribed by the orders of the Sudder Board of Revenue are herewith transmitted.

2. The survey of Allahabad was commenced in February 1838 and finished in February 1839. The preparations of the papers for settlement were commenced in June of the former year, and the assessment was completed by the end of April. The present size and local divisions of the district as well as its resources, appear in a condensed form in the margin.*

• Names of Pergunnahs.	No. of vil- lages.	Total area in acres.	Cultiva- ted area.	Former juma.	Revised juma.	Increase.
Uthurbun, ..	84	71,168	44,685	96,731 0 0	102,806 0 0	6,075 0 0
Arail,	383	1,64,770	104,057	209,946 4 0	230,181 0 0	20,234 0 12
Jhoonsee,	211	70,803	48,955	96,217 0 0	99,892 0 0	3,675 0 0
Chail,	428	2,09,010	118,138	195,518 7 4	222,259 0 0	26,740 8 8
Secundra,	345	1,04,005	51,540	124,153 0 0	132,108 0 0	7,953 0 0
Soraon,	250	90,289	48,093	1,17,299 1 9	122,681 0 0	5,381 14 3
Kuralee,	208	93,276	53,452	83,557 0 0	93,477 0 0	9,920 0 0
Kurra,	324	1,66,601	85,467	161,888 0 0	201,112 0 0	39,224 0 0
Hundeeah,	314	87,953	51,871	149,184 1 10	152,905 0 0	3,720 14 2
Mirzapoor	44	12,311	5866	18,037 0 0	19,042 0 0	1005 0 0
Chowharee, {						
Meh,	315	94,605	56,758	1,35,502 0 0	1,39,298 0 0	3,796 0 0
Nuwabgunj,	176	59,878	37,982	84,950 0 0	93,225 0 0	8,276 0 0
Kheyragurh,	693	4,31,930	2,18,520	3,38,725 13 0	3,83,718 0 0	44,992 3 0
Bara,	315	1,36,094	75,248	1,10,700 0 0	193,915 5 11½	83,215 5 11½
Chowkunder,	2	3239	1130	2750 0 0	3339 0 0	589 0 0
Total, ..	4092	17,96,8 0	10,01,768	19,25,158 11 11	21,89,957 5 11½	264,798 10 ½
Deduct Ta- lookdaree al- lowance for Pergunnahs Kheyragurh and Bara.	0	0	0	0	80,780 15 0	0
Remainder,	4092	17,96,840	10,01,768	19,25,158 11 11	21,09,176 6 11½	184,018 5 0½

3. Thirty-two villages have been transferred from pergunnah Kurra of Allahabad to pergunnahs Hutgam and Ekdullah of Futtehpoor, and four villages from those pergunnahs to Kurra. Thirteen villages have likewise been transferred from pergunnah Kheyragurh to pergunnah Kuntit of Mirzapoor, which makes the boundary line of this district complete on all sides. The villages transferred from this to other districts as well as those transferred from those districts to this, were all settled by me.

4. The district of Allahabad lies between the 24th and 26th degrees of north latitude, and the 81st and 83rd degrees of east longitude; it is bounded on the north by the Oude territory, on the east by the province of Benares, on the south by the Rewah hills, and on the west by Futtehpoor and a part of Bundelkhund; it is intersected by the rivers Ganges and Jumna. The district is divided into three parts, namely, the pergunnahs situated in the Doab,* and those lying on the other side of the Ganges† and of the Jumna.‡ These divisions differ considerably from each other, both in regard to their fertility and soil, those pergunnahs across the Ganges being the most valuable, and the Doab portion again being in general superior to the pergunnahs on the other side of the Jumna.

* Pergunnahs Chail,	
„ Uthurbun,	
„ Kurake,	
„ Kurra.	
† Pergunnahs Jhoonsee,	
„ Hundeca,	
„ Meh,	
„ Secundra,	
„ Soraon,	
„ Nuwabgunj,	
„ Mirzapoor,	
„ Chowharee.	
‡ Pergunnahs Arail,	
„ Bata,	
„ Chowkunder,	
„ Kheyragurh.	

5. The country across the Ganges is generally low, the water near the surface, and it abounds in jheels and large lakes. It is traversed by several streams, of which the Burua, which falls into the Ganges near Benares, is the principal one; none of them are navigable, nor are they used (except in a few instances) for the purposes of irrigation. The soil is generally fertile, and there being a great demand for land, the rates are in consequence high, and owing to the great facility of irrigation the crops are insured to the cultivators even in years of drought. In the Doab the soil varies considerably; that of pergunnah Chail (in which the city of Allahabad is situated) being of a light description, intermixed with limestone, and from the great depth at which water is obtained, only a small portion is comparatively speaking irrigated. A stream called the Sussoor Khuderee runs through this pergunnah, cutting up the land on either bank to a considerable distance into ravines, and seems to impoverish all the estates it runs through. Again the Jumna, which flows along the western boundary, causes large ravines to be formed, which extend some way in-land, so that on the whole the pergunnah may be said to be an inferior one notwithstanding the fine rich kuchar lands formed by the Ganges along the south-eastern side, and the valuable land in the

vicinity of the city. Kurra is, however, a superior pergunnah and well irrigated from tanks and wells, with the exception of that portion of it lying within a mile of the Gauges, where the land is high and devoid of irrigation. Pergunnahs Kuralee and Uthurbun are inferior to Kurra, there being less irrigation and the rates for land being much lower.

6. In pergunnah Arail across the Jumna, the soil is light, but in general well irrigated, with the exception of those estates lying on the high bank of the Jumna; even in seasons of drought there has never been any difficulty in realizing the revenue. Pergunnah Kheyragurh on the other hand differs widely from any other portion of the district; the north-eastern portion contains some superior land, which is highly cultivated and possesses abundant means of irrigation from numerous wheels, tanks and wells: this north-eastern portion of the pergunnah is terminated by a range of hills and on their south-western side the change is most remarkable; there is found hardly any land capable of irrigation, water being only procurable at an immense depth, and at a great expense. The country seems devoid of inhabitants, the villages being few and much scattered, and the crops, entirely dependant upon the seasons, look poor and stunted. The country is rugged, crossed by low ranges of hills, with here and there large fragments of rocks of various sizes. The soil may be divided into two classes, the black mar or basaltic soil, which is found principally on the plains, and the stony soil found in the declivities of the hills. The former, even when water abounds, is difficult to irrigate on account of the large fissures or cracks into which it breaks in the dry weather, after the cessation of the rains; it approaches indeed much to the description generally given of the Bundelkhund soil, so that in very dry seasons the crops generally fail, and the greatest misery prevails. The stony soil is that in which the cotton is principally sown, and is covered often with angular masses of rock from four to twelve inches in diameter; the soil being stony retains moisture, and thereby vegetation is encouraged and the crops equal any produced in the plains.

7. Previous to entering upon a statement of the settlements I effected, it will be proper for me to state what had been actually done before I commenced. Pergunnahs Bara and Chowkundee to the south of the Jumna were settled by Mr. Speirs, under the provisions of Regulation VII of 1822 in the years 1239 and 1240 F. S., and as that settlement has received the sanction of Government, it is unnecessary for me to enter into any detail regarding it. Several estates scattered throughout the different pergunnahs (selected apparently as those most likely to yield a good increase) as also the greater portion of pergunnah Nuwabgunj were settled by Messrs. Speirs and Caldercott at different periods between

the years 1241 and 1242 F. S. None of these settlements were ever reported, or ever

* Name of pergunnabs.	Name of settlement officer.	No. of Mehal.	Juma of 4th settlement.		Juma of 5th settlement.	Revised juma by me.
Kewaie,	Mr. Speirs.	1	9,027	2 8	12,000	11,500
Nuwabgunj, ...	Mr. Speirs.	29	22,236	0 0	24,276	25,125
	Mr. Caldecott.	11	34,970	0 0	37,780	38,523
Soraon,	Mr. Speirs.	2	2,445	0 0	2,445	2,445
Secundra, ...	Do.	6	13,900	0 0	17,769	19,109
		49	82,648	2 8	94,070	96,702

received the sanction of Government; the juma has since been collected, and punctually paid. The tabular statement in the margin* will show exactly

what amount of juma was settled under the provisions of Regulation VII of 1822, and the further increase proposed to be taken after the expiration of that lease.

8. The settlements can hardly be said to have been made under any fixed rule, but the principal basis seems to have been the actual amount of collections taken from the putwarees' papers, with generally something additional in proportion as the settlement officer considered the papers more or less correct. In some instances estimates were called for from the canoongoes, and in others the records do not show how the calculations were made. The assessments were unequal, but with one exception, that of talooka Juswun Tela in pergunnah Kewaie, by no means heavy, I treated all these estates in the same manner as those I settled myself: when I purposed to take a further increase it was only to have effect after the expiration of the present lease, but when a remission was allowed, it was to have immediate effect.

9. In my letter to your address of the 21st May, I have already detailed the mode I pursued in preparing the papers for settlement, but it is perhaps better that I should briefly state the plan I followed, in order to condense the whole into one report.

10. As I received the field measurements of the several pergunnahs from the surveyor, head responsible men, termed peshkars, were appointed to superintend their preparation, and draw out abstracts of every village according to forms furnished to each; these shewed in detail the capabilities of each village and estate, as regards the kind of soils and crops, the amount of irrigated and unirrigated land, and the rate at which the former assessment fell on the total and cultivated area, so that when I commenced the settlement I could at a glance see the actual condition of each estate. Operations were carried on, on a very extensive scale, the principal part of my system being, that instead of having, as was formerly the case, only *one* establishment at work, I had *ten*, whose duties were quite separate and independent of each other, and whose work it

was my business to superintend. I appointed the first establishment in June of last year, and the rest were added from time to time as the work increased; by the commencement of the cold season considerable progress had been made, and some pergunnahs were ready for settlement. I found no difficulty in superintending these establishments, which I was able to do in addition to my other duties. I mention this, because the impossibility of controlling so many may be urged by some, but they all worked upon one system, which the superintendents were acquainted with before they were entrusted with the duties, and the little trouble they occasioned is quite surprising, I can safely say not near so much, as the preparation of one pergunnah under the old system.

11. These pergunnahs were ready for me in October, and many of the others considerably advanced, so that by the time those first ready were settled, the others had been prepared, and thus I found full employment for myself during the whole of the season.

12. I will here offer some remarks on the fiscal condition of the district since the period of the cession, in order the more fully to elucidate my subsequent proceedings.

13. The district of Allahabad, as at present constituted, consists of fifteen pergunnahs paying an annual juma of Rs. 19,29,405. At the time of the cession the district, with the exception of parts of Kurra and Kuralee, was generally in a high state of cultivation, and yielded an assessment of Rs. 17,75,462. At each succeeding settlement an increase was taken, making a total of Rs. 1,53,943 between 1209 and 1220 F. S., and this too in a district where there was but little waste land. It was therefore but natural to expect little further increase, more especially when it appeared that the present assessment fell at the rate of 2-2-0 per acre on the cultivated acre, which is, I believe, as high as that of most of the districts where the settlements have been completed. The assessment was, however, by no means heavy and it has always been realized with the greatest punctuality, even in severe seasons, when scarcity prevailed in other districts. This can only be accounted for by the high rates generally paid for land throughout the district, though apparently there is nothing in the fertility of the soil to cause this, on the contrary the crops are generally inferior to the districts lying more to the eastward, where the produce is more abundant, and rates lower. The demand for land has of late years been very great owing to the rise in the price of grain, and has induced the zemindars to advance the rates considerably, which they were easily able to effect by the eagerness with which higher offers were made, and it is owing to this that the zemindars have been enabled to pay the revenue with such facility.

14. It is only within the last ten years that the price of grain has risen so much by which the agriculturists have benefited, and the district

of Allahabad intersected by two great rivers is most favorably situated for the disposal of its surplus produce. A great thirst for speculation has of late years arisen amongst the native merchants, who make large advances to the cultivators, and demand from them in return on the ripening of the crops, an exorbitant interest in grain, which is stored at different depôts along both rivers, and on the rise of prices, is immediately transferred to the neighbouring markets. The partial failure of the crops in the more western districts during the last few years, and the total failure of them the last year, has tended considerably to keep up this spirit of speculation. There is also at all times a great consumption of grain in the district, owing to the number of fairs annually held at different parts, but more particularly during the great fair in January which lasts a month, when thousands of pilgrims pour in from every quarter of Hindoostan.

15. In fixing the assessment, it was necessary that I should bear in mind the probability of the prices falling at a subsequent period, in which case the present high rents would undoubtedly be affected, and that in case of such an event, the assessment I fixed should be such as could be realized without distressing the landlords; I trust I have succeeded in effecting this.

16. In a district like Allahabad where money rates exist, there is no difficulty in ascertaining the rents paid for the different descriptions of soil; indeed, it is a point in which almost all agree, and although a proprietor on being questioned may, perhaps, say that his estate contains inferior soil, yet if he be questioned as to the rates prevailing in his estate, or in the pergunnah generally, on the different kinds of soil irrigated and unirrigated, he will at once state them. If I had at any time doubts on this point, I was enabled to test their accuracy by a reference to the numerous wassilat and summary suit cases filed in the Collector's office, and likewise by referring to the village accounts upon which the Regulation VII of 1822 settlements were founded. On the subject, therefore, of the existing rates I never found any difficulty.

17. The district, as I before stated, being divided into three divisions, I at first fixed rates for each division, but as pergunnah Bara, across the Jumna, had been previously settled, and as the assessment of pergunnah Kheyragurh was not made with reference to the soil (the plan on which I assessed it being afterwards explained) there remained pergunnah Arail alone of that division, and as it nearly resembles in soil the pergunnahs across the Ganges, I fixed two rates for the district as detailed below, namely, one for that portion of the district situated beyond the Ganges, including Arail across the Jumna, and a second rate for the Doab pergunnahs. These rates varied slightly in the different pergunnahs, but they may be considered the standard by which I was guided.

Rates of the first Division.

	1st kind of soil irrigated.	1st kind of soil un- irrigated.	2nd kind of soil irrigated.	2nd kind of soil un- irrigated.	3rd kind of soil irrigated.	3rd kind of soil un- irrigated.
Rent rates, ..	6 1 0	3 2 0	4 4 0	2 4 0	3 7 0	1 9 0
Revenue rates, ...	3 12 0	1 14 0	2 10 0	1 6 0	2 2 0	1 1 0

Rates of the 2nd Division.

Rent rates, ...	5 2 0	2 2 0	3 14 0	1 14 0	3 5 0	1 3 0
Revenue rates, ...	3 0 0	1 9 0	2 15 0	1 2 0	1 14 0	0 11 0

18. On my arrival in a pergunnah previous to fixing the assessment, the abstract alluded to in para. 10, which had been prepared by the peshkar, was put into my hands, and I immediately commenced making my tour of the pergunnah. I moved my camp twice every day, which enabled me to see a great deal of the country in a short time, and this plan I invariably pursued throughout the season. During my progress I gave my attention entirely to one object, that of finding out the capabilities of the different estates. From the abstract I could at a glance see those estates that were apparently over and those that were under assessed. These of course were more particularly noticed, and the reasons for their being so carefully examined. I took particular notice of the quality and varieties of the soil; the state of the crops; whether the irrigated land was or was not in excess of that entered by the ameen, which I could nearly ascertain without actual measurement, by comparing the number of acres entered as irrigated land, with what I saw in the village; this was the more necessary, as in this respect many of the measurements were deficient. In fact I made notes of every thing that struck me as worthy of notice, and that would afterwards be useful to me in fixing my assessment, and before I left an estate I was generally well acquainted with its capabilities. When the plan I followed is considered, and that (with the exception of two pergunnahs) none of them contain more than 60 estates and some not more than from 30 to 40, it may easily be imagined that in the course of ten days I had seen sufficient of the pergunnah to be able, without any further assistance, to come to a correct conclusion as to the amount of juma I should take from it, and also those estates which were assessed at a high, and those at a low rate, and those bearing an equitable juma.

19. During this period I was in constant communication with the zemindars. I admitted them to my tent at all hours, and I must notice the great benefit I derived from the plan pursued by the late settlement offi-

cer of Meerut, I mean that of having private interviews with the zemindars; the correct information I obtained in this way was quite remarkable, and it was singular to hear how they confirmed each other's testimony, relative to the capabilities of the numerous estates. So nearly, indeed, did they in general agree, that I even suspected that they might have planned amongst themselves to deceive me, but in selecting persons for private conferences, I often chose those who could never have expected to have been called; and, moreover, the information I had previously obtained by personal observations, generally agreed with what I obtained from them, and if it did not, I told them my reasons for differing from them. Had I not visited the several estates, I could not of course have urged my reasons with such force, and they knowing that I had visited them (even had they before been inclined to mislead me) would not have ventured to do it.

20. By following this plan I had in general made up my mind (even previous to applying the rates) as to what juma I should take from each, and on applying this second test it was generally found that my previous impression was correct, but when otherwise, a reason could generally be assigned, and hence nothing further was requisite.

21. The total juma being thus fixed for each estate, it was read out before the assembled pergunnah, and the distribution of it on the different villages, made afterwards by the different proprietors themselves, which was generally completed in one day. In a few instances, when they could not agree as to the distribution of the juma, I was obliged either to do it myself, or refer it to a punchayat, but instances of this kind were very rare.

22. In comparing the amount of the proposed juma, with the value assumed at revenue rates, it will be necessary to bear in mind, that the distribution has been made by the proprietors themselves, because the difference is in some instances considerable, although seldom without some assigned cause. If any thing however is wanting to prove the excellency of the present system, I would refer to the distribution now made by the proprietors, on the villages of each estate in detail, and the little variations (except when reasons are assigned) between the assessments they themselves have apportioned, and the revenue rates. With the mode of distribution I never interfered, except where a juma had been apportioned on a village which it was evident, could not be realized; but such instances were rare. Had I chosen to interfere in the distribution of the juma, I could in almost every instance have got the proprietors to apportion the assessment in such a manner, as would exactly have agreed with that at revenue rates.

23. The distribution of the juma having thus been completed, I made over the pergunnah to one of the two Deputy Collectors appointed

to assist me in the settlement, who at once entered upon completing the arrangements for each estate, his duty was to cause the zemindars to give in statements of their responsibilities, shewing also the mode in which the collections should hereafter be made, to elect representatives, and also to decide all claims that are usually brought forward at the time of settlement, which generally occupied him for about 25 days, by which time I had prepared another pergunnah, and by this plan the settlement was effected with the greatest rapidity and regularity, and there was full employment for every one.

24. The peshkar with his establishment still remained in the pergunnah, and was employed in preparing the papers necessary for reporting the settlement, but his chief business was to receive the rent-rolls, from the zemindars, shewing the rents in future proposed to be collected from the cultivators: this was a work of time and could not be hastily done; when completed and signed by the zemindars and putwarees they were sent to me; their subsequent treatment will hereafter be detailed.

25. The paper of administration signed by all the shareholders embraced many most important points, relative to the internal management of the estate; several specimens have been transmitted for inspection; they all of course differ more or less, but there are some points of which I insisted that particular mention should be made, namely the mode of collecting the revenue; how the sayer rights were to be divided; manner of electing representatives, and rights of irrigation. This will hereafter form a most valuable document, for the guidance of the revenue and judicial authorities on the occurrence of disputes, and it is to be hoped that the arrangements that have now been made, will always be firmly upheld.

26. Owing to the great force of the current at the confluence of the Ganges and Jumna, large kutchars or churs have formed opposite the vil-

* Names of Kutchars.	Proposed Revenue rate per acre.		
Bukshee Kutchar,	6	11	0
Beralies Putty, do.	6	11	0
Bamun. do. do.	5	5	0
Aily Putty, do.	5	5	0
Serai Bheekkee, do.	3	9	0
Mow, do.	3	9	0

lages noted in the margin,* but these change their form every year, a portion of the land being sometimes carried away,

whilst at other times accessions of land are obtained. The settlement of these kutchars has hitherto been a constant source of annoyance to the local authorities and has been the cause of much enmity amongst the people, as they were always put up to the highest bidder, and so desirous were the people of getting the settlement made with them, that offers

were made and accepted, which it was impossible could ever be made good, and a remission at the end of the year was generally given. It seems to me that the zemindars opposite whose villages these churs are formed are those with whom the settlement should be made, and I have fixed a rate of assessment as noted above, which I purpose should be taken per acre on all the land which is yearly thrown up by the river, but the present settlement is to stand until there be an increase or decrease of 10 per cent., when a juma based upon those rates will be fixed.

27. I will now proceed and state the arrangements made concern-
pergunnah Kheyragurh and the manner in which I effected the settlement.

28. My letter to your address of last October has already informed you of the state of Kheyragurh, and I will therefore here only briefly allude to it, shewing the arrangements that have been made in consequence.

29. The pergunnah is of great extent, having an area of 675 square miles and yielding a juma of 3,38,726 Rs. It has been held for nearly two centuries by a family of Guhrwar Rajpoots, the present head of whom is Rajah Lal Chutpal Singh; nothing however can exceed the misery and wretchedness of the inhabitants of this pergunnah, who have been under the entire control of the Rajah. Oppression in various forms has been used by farmers, to whom the villages were let, to extort every fraction from the wretched inhabitants, and it was a frequent practice in the course of one year for the Rajah to let the estate to two or three individuals, and as each succeeding one found more difficulty in collecting money he was forced to resort to more harsh measures, and hence bullocks, plough and implements of husbandry were constantly sold, and the inhabitants, bereft of the means of carrying on their cultivation, fled to the Rewah state, on which this pergunnah borders. The natural result has been that the villages are depopulated to the extent of nearly half of their inhabitants, and the soil is only cultivated to half the extent it would have been under better management.

30. Notwithstanding, however, all this misrule, the old village communities have, in most instances, clung to their estates, with a tenacity which almost seems wonderful, considering the long rule of oppression. They have an appearance of misery that is not seen amongst the ryots of well managed zemindarees; they are badly clothed, and evidently badly fed, but still they exist in each village: whether the zemindaree belonged to Rajpoots or Brahmins or any other tribe, there they still are to be found; they have their village customs, their village rules, their seer, their shares, (often divided off); the old baghs and tanks and wells bear evidence that they are the original proprietors. In a few instances they have mortgaged their lands to mahajuns, in order to enable them to pay

their juma to the Rajah. In some villages these communities have uninterruptedly held the estates in fann from the Rajah, others only sometimes, and some have never held them at all; when however a stranger has been put over their heads, he has generally *underlet* it to them, and when this was not the case, and they could not come to terms, they have paid for their own cultivation a lower rate than prevailed in the village; when previous to the cession, the pergunnah (which was sometimes the case) was held kham, I found that qubooleeuts were taken from them or their ancestors.

31. The principle of making the settlement with the moquddums or village communities in all talookdaree estates, where such a state of things is found to exist, has most wisely, for the happiness of many, at the recommendation of the Sudder Board, been recognised by Government. The existence of proprietary communities, with a right of management, and occupancy, is here found in a more or less perfect state, according as the several communities had more or less power or influence to withstand the Rajah, he being considered the head or talookdar, and as such of course entitled to his talookdaree allowance, and nothing more.

32. In compliance, therefore, with the instructions I received, dated 16th of October, I proceeded at once to make a detailed settlement with the village communities, when they were found to exist, excepting however the Guhrwars or members of the Rajah's family, who had been permitted by him to hold the villages by favor, not by right; in all such cases, as also where no communities were in existence, the settlement was made with the Rajah. In moquddumee estates an allowance of 18 per cent. has been granted to the Rajah.

33. In fixing the juma of this pergunnah I was unable to avail myself of the assistance of average pergunnah rates. I found it impossible to fix any standard for the different kinds of soil, the rates of land depending more upon the *locality* than upon the description of soil. For instance the black rich soil denominated by the natives "mar," when found on or near the top of a hill, is worth little or nothing, whereas situated lower down at the bottom of the hill, where it became enriched by the deposit from above, or was well saturated during the rainy season, yielded the finest crops, and yet it could not be termed irrigated land. With the exception of talooka Chowrassee and a portion of Mandah, there is hardly any irrigated land in the pergunnah, and it would have been almost useless fixing an irrigated rate, even if I could have done so, for it would not have assisted me in estimating the value of an estate. I therefore at once gave up all idea of working upon a system which, in a peculiar case of this kind, would only have mislead me.

34. I have recourse therefore to the putwarces' papers, which, whatever they might have been in other pergunnahs, were here just

what I could have wished, although at first, from not being aware of it, they deceived me by shewing more than the actual collections of the village. This was owing to the putwarees having by the Rajahs' order, kept up the village rent roll, although the villages had deteriorated, and the total amount there recorded had not been collected. After fixing the assessment of several estates, I was told by the people that the collections did not amount to the juma I fixed, although I had strictly kept to the assets entered in the village accountants papers. I soon however found out that what they stated was quite true, and that the greatest difficulty I had to contend with, was to discover those estates whose rent rolls had really deteriorated, and to what amount. These rent rolls however were most valuable, as they shewed me the actual sum which had been collected from the villages in their more prosperous days, and though at first my assessment was calculated upon much lower assets, I had every reason to conclude as a general rule, that when the demand became limited under the good management of the moquddums, the village would eventually be able to pay the assessment calculated upon the highest estimates.

35. During the minority of the present Rajah, the pergunnah had been *hehl kham* for three years, *viz*, during the years 1234, 1235, and 1236 F. S., and at no former period was it ever so well managed. The people look back to it as an era in their lives, and during that period the pergunnah attained perhaps its highest standard of cultivation. The papers of that period were of course invaluable and tended to confirm those given by the putwarees. In fact there was nothing to conceal; the Rajah shewed me all his papers and juma *wasil* bakree accounts, for any period I required.

36. The following statement, founded on the average ten years' collections, and the jumabundee of the past year, will shew the basis on which I formed my assessment. The amount here noted is the total juma and will not be collected till the year 1251 F. S.

Average of 10 years' papers.	Jumabundee of 1245 F. S.	Average of both	Deduct 18 per cent. for talookdar and 17 per cent. for moquddums.	Remainder.	Proposed Juma.
5,12,547	4,88,304	5,00,425	1,60,136	3,40,289	3,35,096

37. The assessment I have fixed is something less than would be proper, had I kept exactly to the above estimate, but I found some of the villages in such a ruined condition that I much doubt if they ever can again rise to their former condition, or if they do it will not be for many years, and I was in such cases obliged to use my discretion in allowing a greater remission. Talookas Dya, Khirka and

Baraka are those which have suffered most severely from mismanagement, and I must not omit mentioning the severe seasons which have also aided in desolating the villages, and added more to the distress of the inhabitants; indeed from the want of irrigation in the pergunnah a season of drought will be always much felt, and should one recur within the first few years after the settlement, a remission in the juma for that year will be necessary.

38. The Rajah's present juma which I have entered in the village statements is merely nominal, and except in Chowrassee and a portion of Manda, was never entirely collected. You will observe that in many cases it exceeds the estimated assets of the village, but I have entered them as I found them on the books.

39. Similar arrangements have been made by the moquddums and recorded in each misl, as were made in zemindaree estates; they have elected their own representatives, and drawn out a paper of administration. The Rajah's talookdarree allowance will be collected by Government and paid afterwards to him from the treasury.

40. I have paid particular attention and endeavored as far as I was able to make the village rent-rolls, perhaps the most important part of the whole settlement arrangements, as perfect as possible. I have experienced great opposition on the part of the landholders in effecting this, I can now however say that there is not a single estate in the district, the rent-roll of which has not been received.

41. Two copies of the jumabuudee were prepared by the village accountants for each estate shewing the names of the assamees, number and rate of the fields they held, and the sum total to be paid including fees, where the custom of paying them to the village accountant prevailed; one copy was retained in the office, and another sent to each village for general information; a period of fifteen days from the receipt of the proclamation was allowed to admit of the cultivators objecting to the rates that had been fixed by the proprietors, or to the fields that had been allotted to them. This latter clause I found absolutely necessary, as during the progress of the measurements, the zemindars frequently entered the cultivators' land as their own seer cultivation, principally with the hope, that by so doing, it would tend to lower the assessment, because under the old plan of settlements (I mean Regulation VII of 1822) a lower rate was invariably put upon the seer land. There was also another reason, that by classing the cultivators' land under their own seer, they could afterwards put what rates they pleased upon it; it became therefore, as I said before, absolutely necessary that the cultivators, in all such cases, should have the opportunity of proving their claims to hold particular fields.

42. When the rent-rates for a whole pergunnah were completed, they were sent to the tehsildar, in order that they might be circulated throughout the villages for general information. The strictest orders were issued for the guidance of the tehsildars, and they were made responsible for their being duly circulated; they were directed to proceed themselves to the different estates, and find out from the cultivators if the rent-rolls were generally known, reporting to me daily what villages they had visited, and whether the cultivators knew their rates or not. The Deputy Collector, to whom the pergunnah had been assigned, generally visited the pergunnah for a short period in order to test the accuracy of the tehsildar's reports, and I can now say that I am perfectly satisfied the rent-rolls have been fairly made known to the people, as the hundreds, I may say thousands of petitions against the rates fully testify.

43. The proclamation which accompanied the rent-rolls, had a clause inserted in it informing all cultivators, that, on presenting a petition on unstamped paper, they could have copies of the jumabundees relating to their cultivation, with my seal and signature attached, free of any expence whatever; nor were they limited to any particular time for making their application. This was the more necessary, as I have issued orders in the Collector's office that no petitions for dispossession should be received from a cultivator, unless he distinctly stated in his plaint, the numbers of the fields of which he had been dispossessed.

44. The district of Allahabad was originally possessed by a race of people called Bhurs; traces of them are found to exist in every pergunnah, but more particularly in the pergunnahs lying across the Ganges and Jumna. The forts termed "Bhurrahdee" are very numerous, and of great size, and all the large deep tanks are attributed to them. In pergunnah Soraoon, for instance, twelve *tuluos* and thirteen *bheetas* of tanks celebrated (the former, on account of their great depth, and the latter for their extreme height) are said to have been their work. In pergunnah Kheyragurh, perhaps, there are the most numerous traces, and the immense stone fort, bearing that name, is supposed to have been built by them. No trace of the original inhabitants is now to be found except in Kheyragurh, where a moquddumee settlement has been made with the communities of the three Bhur villages noted in the margin,* and tradition asserts that they are the descendants of the original stock; nine villages are pointed out of which they are said to be the proprietors, although at present they only hold three.

* Majera.
Kullianpoor.
Omraicha.

45. The Bhurs seem to have been subjugated by incursions of the Rajpoots under different leaders, but at what period, is uncertain; each tribe seems to have located itself in particular spots. In pergunnah

Jhoonsee for instance, the Bais Rajpoots are found, in Kewai the Momin Rajpoots, in Meh the Sonuk, in Secundra the Tissyal, and in Nuwabgunj the Nunwuk Rajpoots. In the Dooab again we find in Kurra and Uthurbun the Bissene Rajpoots; pergunnahs Chail and Kuralee are almost entirely possessed by Mohomedan proprietors, which is accounted for by their being in the more immediate neighbourhood of Allahabad, and the residence of the Nazim or other principal officer, who frequently paid his retainers by assigning certain lands for their subsistence. From this beginning they afterwards increased, as they had the means, or found opportunity, and to this cause can be traced the origin of almost every Mohomedan community in the district.

46. The estates in pergunnahs Arail and Soraon are chiefly possessed by Sutoorsal Brahmins, who it is asserted, obtained grants for their lands from one of the old kings of Kinnouj, in order that they might locate themselves near the city of Allahabad, and reside close to the place of pilgrimage. The Brahmins of Arail had, however, much difficulty in withstanding the attacks of the Bais Rajpoots of Jhoonsee, but being assisted by the Rewah inhabitants who came annually on a pilgrimage, succeeded in retaining the greater portion of the pergunnahs, nevertheless the Rajpoots obtained a footing in the pergunnah and now occupy several estates, but between them and the Brahmins to this day, there exists the most deadly enmity.

47. These incursions of the Rajpoots seem to be the foundation of the present proprietary rights in the land; as I before said, each pergunnah has a separate and distinct tribe, although in a few estates other denominations of Rajpoots are to be found. The Rajpoots seem to have had their particular leaders, who, after locating themselves and their followers, displaced the original inhabitants by degrees, and extended themselves as far as they could. Thus in pergunnah Jhoonsee the Bais Rajpoots trace their origin to two leaders, *viz.*, Powanee and Jootan; to the descendants of the former the large estate of Mowaya was allotted, and to those of the latter the nine estates noted in the margin.*

* Oomree, Bahadoorpoor, Jonedpoor Kutwa, Jumeepoor, Newazsahee, Bowansahie Shoodteepoor & Chebyah.

Some entire mouzahs in each of these talookas were subsequently assigned to different branches of the family, and the remainder held jointly by all, but as they are now divided into separate estates, the holdings are strangely intermixed, as in some of the villages nine talookas have shares, not however of any one distinct portion, but they are divided field by field, and as in process of time sales and mortgages took place and some of the fields became the property of other estates, the intermixture has greatly increased. I would particularly instance the village of Buryeepoor or No. 18 of Jhoonsee in which no less than eleven talookas have shares. Annexed is a colored map shewing the different holdings.

48. The great majority of the estates in this district are held in zemindaree, the body of the proprietors having specified shares according to which they divide the profits. The shares are not in general divided, but the lumberdars collect the rents, and at the end of the year there is a division of the profits; when the village is divided, each thoke or puttee is alone divided; the inferior shares are seldom separate except when they have been divided off by order of the Courts.

49. The beegahdam tenure is not common, though there is no pergunnah in which a few estates are not thus held. This tenure seems to have sprung from necessity, as in estates when the proprietors could not agree about their shares, they proposed to hold and pay according to actual possession *i. e.*, by a *bach*, upon their seer cultivation, and this of course always met with the concurrence of the predominant party, who were sure to be possessed of the largest portion, and consequently claimed the largest share in the management. I do not think it will be found that since the cession, any estates have changed from the zemindaree to the beegahdam tenure, whilst numerous instances of the contrary can be given.

50. The staple product of the pergunnahs lying across the Jumna is cotton; that of the pergunnah across the Ganges, sugar-cane and rice, and of those in the Dooab, opium and tobacco; indigo is grown to a considerable extent both in the Dooab pergunnahs and those across the Ganges. In the latter pergunnahs the authorities have never been able to introduce the poppy cultivation with success, having always met with the most determined opposition, so much so, that when a very zealous Opium Agent some years ago, had succeeded in getting the people to take advances, large bodies of the katchees assembled, and rooted up the whole of the plant, and afterwards readily agreed amongst themselves to make good the damage they had done, but threatened with expulsion from caste any person who would hereafter dare to cultivate it. The present sub-Deputy Opium Agent has, by judicious measures, succeeded in getting them to cultivate again. In the Doab pergunnahs advances are eagerly received.

51. An immense quantity of cotton is yearly imported into this district, principally on bullocks, from the Saugor and Bundelkhund territories, which is sold at the numerous depôts along the Ganges, and also in the large marts of Phoolpoor, Sirsa, and Bulrampoor; Agents are waiting at these places who purchase and transmit it to the different depôts in the Jounpoor, Azimgurh and Goruckpoor districts, from which places it finds its way into Oude, and Nepaul. The Cotton traders, will not venture into Oude on account of the heavy exactions demanded from them by the zemindars. Iron comes in large quantities by the same channel and is bought up in the same manner. The return bullocks

principally take back goor and sugar, and sometimes grain and cloth. All the goor manufactured in this district is exported in this way.

52. There is a good deal of cloth manufactured in the district, but more especially in the pergunnahs across the Ganges. The principal places of manufacture are Dhumgurra, in pergunnah Meh, Phoolpoor, and Hoosaingunj, in pergunnah Secundra, and Mow, in pergunnah Sooraon, but there are few villages of any size, in which there are not some weavers. After the inhabitants are supplied, the surplus is purchased by agents from Mirzapoor and elsewhere, and transmitted to the eastward. The high price of grain is much felt by the manufacturers, but they seem nevertheless to be on the increase and their trade to be more thriving than in the more easterly districts of Jounpoor and Azingurh. The only place that seems to have suffered from the competition of the English market is Shahzadpoor, once so famous for stamping chintzes, but still the trade is considerable.

53. All the maafee grants have been disposed of and settled.

	Total.	Resumed	Confirmed.	Area of those resumed.	Area of those confirmed.	Juma of those resumed.	REMARKS.
Entire mouzahs,	220	140	80	44080	17939	44777	These were almost all settled by my predecessors and their juma entered in that of the last settlement.
Portions of „	491	400	91	14344	2169	15284	
TOTAL,	711	540	171	58424	20,108	60,061	

The villages that will revert to Government on the demise of the present incumbents have had every arrangement

made, and nothing will remain but for the proprietors to pay to Government the amount they now pay to the maafeedars.

54. Annexed to this report is a statement of the number of maafee lands in the district not exceeding 10 beegahs, shewing the mode in which they have been disposed of.

55. The village police has been amply provided for, and placed on a much better footing than they have hitherto been ; five pukka beegahs is what has been allowed to each watchman throughout the district, except in the vicinity of the city, when three beegahs only have been allowed. Mr. Saunders preferred giving a salary of 2-8 per mensem throughout his large estate in lieu of land, which was an excellent arrangement, and I only wish other landlords could have been induced to follow his example. It may be proper for me here to state, that I have introduced the one per cent. road-fund throughout the district. The new tehsildaree arrangements I have proposed, and which I believe have received the sanction of Government, will be of incalculable benefit to the district, and through them the Collector will be able to maintain the arrangements

which have now been made. These will require to be upheld for some time with a firm hand, and the slightest attempt to deviate from them must be promptly checked.

56. Much increase must not hereafter be expected, to the demand, indeed the only pergunnahs from which any can be expected are Kheyragurhand Kurralee, and perhaps Rs. 50,000 is the most that can be expected from them, at the expiration of the present thirty years' lease. Indeed it would be a great thing if the assessment of the other pergunnahs could be declared perpetual. With the exception of the two pergunnahs above noted, the assessment has reached its maximum; there is little or no cultivable land, and the expense of any future settlement would not be repaid.

57. The settlement that has now been made is, I think, equal and fair, and I believe the people are contented with it. It certainly is by no means a heavy assessment, nor am I aware of a single objection having been preferred against the juma of any estate, notwithstanding the peculiar facility for appealing they possess at this station. Under ordinary seasons and good management, I doubt not but that the revenue will always be punctually realized. I should, perhaps, except a few estates in Kheyragurh where it is probable that the moquddums, who have been admitted to engage under the new arrangement, may be unable (from being unaccustomed to the management of estates,) to get over the first year, but having succeeded in this I entertain no doubt for the future.

58. I cannot conclude this report without bearing testimony to the valuable assistance I have received from my two Deputy Collectors, Sirdar Khan and Wahidoozzuman; they have been most unwearied in their exertions, entering into the work with the greatest interest, and assisting me by every means in their power. It is not little to their credit that they were able to complete the details of a whole district in one year, and I doubt not but that Government will consider them worthy of the promotion to which they appear so justly entitled.

ALLAHABAD :
Settlement Office,
the 1st Octr. 1839. }

I have, &c.,

R. MONTGOMERY,

Collector.